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FORT WAYNE REDEVELOPMENT COMMISSION
Public Hearing Verbatim
January 23, 2002

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe the meeting to order at 4:34 p.m.

ROLL CALL:
Steven McElhoe
John Sullivan
Christopher Guerin
Jack Scott

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT:
Tim Pape, 5th District Councilman
James Federoff, Beckman, Lawson, etc.

McElhoe – I call the meeting of the Fort Wayne Redevelopment Commission to order. Let the record show that all Commissioners are present.

Fletcher – Redevelopment Staff has been collecting data and information that relates to blight information; we went through and developed a plan, we created a Declaratory Resolution and Findings accordingly. That was approved by the Redevelopment Commission. That went to the Planning Commission, it was approved by the Planning Commission. It went from there to the City Council. A presentation was made there also and approved by City Council. Now we are back for a Public Hearing as relates to the Declaratory Resolution. So, Greg is going to make a presentation as relates to the blight, finding of blight and also describe the plan, the Tillman/Anthony Plan.

Leatherman – For purposes of introduction at the public hearing, my name is Greg Leatherman, Redevelopment Specialist for the Redevelopment Department and I am going to have to move up to the posters. Starting with the area, the area known as Tillman/Anthony Redevelopment Area. It is the area commonly known as Southtown Mall and adjacent properties. For purposes of the plan, they have been laid out in the past to you and the Planning Commission, and then the City Council. It is identified in the plan as well as on this map with the blue outline. Essentially it contains areas slightly west of the mall area; it contains what is the mall area; it contains some 15 or 20 acres of vacant property on Tillman Road; it contains the K-Mart Plaza South and then two corners that are the entrance areas off of Anthony and Tillman Roads. The other map of importance is the acquisition map. The acquisition area is a subset of the Urban Renewal Area. For purposes of making it easy, it excludes basically the four parcels that I just outlined. It excludes K-Mart Plaza South from the acquisition area; it excludes that area to the west of the mall and Sears. It also excludes the Sears property. By the time this plan was created, Sears had not yet announced that they were closing. And it also excludes this section right here which has three buildings – 5/3rd Bank, Longe Optical and a finance place, I believe, are the three buildings and two tenants that occupy. Those are the areas excluded; all other areas are included in the area of acquisition.

First thing I would like to do is to read into the record from the State Statute that is responsible for our proceedings here tonight, the language that describes how blight is

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established for the property. It is in Annex B of the Finding of Blight for the Tillman/Anthony Redevelopment Area. It reads as follows: " Indiana Code 36-7-14-15(a) provides that: 'Whenever the redevelopment commission finds that an area in the territory under their jurisdiction has become blighted to an extent that cannot be corrected by regulatory processes or the ordinary operation of private enterprise without resort to this chapter, and that public health and welfare will be benefited by the acquisition and redevelopment of the area under this chapter, the commission shall cause to be prepared; 1) maps and plats; 2) lists of the owners of the various parcels of property proposed to be acquired; and 3) an estimated of the cost of acquisition and redevelopment'."

"Furthermore, Indiana Code 36-7-14-15(b) states that: 'After completion of the data required by subsection (a), the redevelopment commission shall adopt a resolution declaring that the blighted area is a menace to the social and economic interest of the unit and its inhabitants, and it will be of public utility and benefit to acquire the area and redevelop it under this chapter'."

Responsible Factors..Finding Factors of Blight – there are 8 listed within the plan and I have a couple of different Exhibits here to go over, 1 through 8, listing area, the factors that are used to determine blight.

The first one is Lack of Development and I would like to point out in terms of lack of development, a couple of statistics that have been used before, regarding percentage of occupancy. Going from a period of 1994 where there was 20% vacancy to 2001 of last year where, there is at least a 70% vacancy and that number is constantly changing even as we speak and that number is going higher. In addition to that, a lack of development could be factored to describe lack of development in the property taxes that have been paid and were not paid on the property. In 1987 there was a 5% assessed obsolescence factor attached to the property known as Southtown Mall; today that property has a 95% obsolescence factor, which is the lowest rating given, which means the property is generating the fewest taxes that can be generated from the site. And that was granted to the current owner at his request by the Wayne Township Assessor's Office.

Cessation of Growth. I think that not only does occupancy and taxes show that. Rental rates also show the fact that there has been a cessation of growth. Square foot in rental rates has gone from an average store of 3,000 to 4,000 square feet renting in the neighborhood of $14.00 to $21.00 per square foot down to those same spaces renting on the average between $2.00 and $3.00 per square foot. Cessation of growth also can be depicted by the photos some of which you see there, both interior and exterior shots of the mall itself and some of the surrounding properties that have been targeted for acquisition.

Deterioration of Improvements. Again, I think, very much spelled out by photos more than anything else. A close look at these photos can show a lack of common maintenance and repair to the ceiling tiles because of roof leaks, parking lots that have not been repaired as result of broken water lines, fountains that go without repair because of broken parts, complete empty stores and store hallways and on and on. You can see that this demonstrates deterioration of improvements.

Character of Occupancy. This used to be a regional mall attracting retail specialty retailers and large department stores. In 1996, you had L. S. Ayres, Kohl's, J.C. Penney, Service Merchandise as stores that were listed as occupants of the mall. Today, those stores have been replaced by uses such as bingo halls, a school, churches, bars, train museums, auction halls, any number of uses that would not be typically found in a regional shopping mall.

Age. The plan describes them all being built in 1969, two-thirds of it being built in '69 with an addition added in 1983 – the Sears wing added in '83. Creating, in some people's minds, more area than might have been desirable for the area. And since that

time there has been almost no "facelift" or renovation or upgrade to the mall through its previous ownership or, obviously, its current ownership.

Obsolescence. For whatever reason, the use of this as a regional mall seems to have passed it by; at least in terms of the stores that were there at the time. Who knows reasons for why the market shifted and changed, but I think that it is evidenced by the condition of the property that clearly there is something wrong with the way in which it is...has been operated. There are substandard buildings there, substandard from the standpoint of roofs collapsing, in desperate need of at least serious demolition of certain parts of the building from just a safety standpoint and for no other reason, which I think also demonstrates that part of the factors of blight.

The last part, one of the eight factors is "other factors" and I think we have pretty much covered the area of blight with the first seven.

The next thing I would like to cover would be the official findings of blight which have been listed within the document and are listed here on this chart here for purposes of public hearing and public record. I would like to read through those as quickly as I can, starting with:

a. The Urban Renewal Plan for the Redevelopment Area will eliminate blight, cessation of growth and lack of development

b. The Area is underutilized as demonstrated in the Plan

c. The Plan for the Redevelopment Area will stimulate new growth and development and result in reuse of vacant and underutilized land

d. The Area suffers from the lack of development and cessation of growth as characterized by a preponderance of empty parking spaces at Southtown Mall, spaces that previously demanded $14.00 to $21.00 per square foot now only receive $2.00 to $3.00 per square foot, and in the Mall where there once were 95 stores, now there are only 20, most of which keep irregular hours

e. The Area suffers from deterioration of improvements characterized by deferred maintenance of parking area, roofs, outdoor signage, broken and water-stained ceiling tile and broken glass windows that have been replaced with painted plywood.

f. The Area has seen the character of occupancy shift from major retailing to secondary uses, such as an auction house, bingo hall, churches and a boxing club. Sixty-nine percent (69%) of Southtown Mall is vacant.

g. The Area is showing age/obsolescence as characterized by the 95% obsolescence factor determined by the Wayne Township Assessor's office

h. The value of the Area is affected by the real and/or perceived environmental issues that make the area a Brownfield site

i. The Fort Wayne Redevelopment Commission finds that "underutilization of property" is a factor in the definition of blight under IC 36-7-1-3(8) and further finds that underutilization of property impairs value and prevents normal development of the property

j. The development of a regional Police/Fire and Safety Training Academy in the Area would be of public utility and benefit to the citizens and taxpayers of the District

k. It is reasonably necessary to include the entire Area within the district

l. The Fort Wayne Redevelopment Commission has reviewed the factors of blight set forth in IC 36-7-1-3 and finds that the Area described in the Plan is blighted

m. The Fort Wayne Redevelopment Commission finds that the blight cannot be remedied in a reasonable amount of time by ordinary operation of private development and regulatory process

n. The Plan adequately sets forth the public improvements to be made in the Area

o. The Plan has considered and provides for the relocation of existing business, as required by statute and the policies of the Fort Wayne Redevelopment Commission.

There are your official findings of blight for the Tillman/Anthony Redevelopment Area. The last thing I would like to cover is the five plans, five sections of the plan, for objectives for the redevelopment of the area, I'll get that out.... There are five of them.

The first one is to acquire the blighted real estate. It speaks for itself.

The second - obtain a developer with significant financial resources and a successful track record who will transform the existing site into a broad commercial/retail district.

3. Improve transportation linkage with State Road 27/33 to both Southtown Mall and K-Mart Plaza properties within the district.

4. Develop a regional Police/Fire and Safety Training Academy on the site. This would be done by the City of Fort Wayne.

And lastly, create a community revitalization and enhancement District, known as CRED, to fund environmental/remediation, demolition, new infrastructure and other related costs.

That is the plan, demonstration of blight, the definition of the area – of both the acquisition as well as the redevelopment area – and that temporarily ends my presentation.

Wenet – Greg, one of the findings is that you had was that blight cannot be remedied in a reasonable amount of time by ordinary operations of private development and regulatory process. Can you go into a little more detail as to what has been attempted in the way of redevelopment over the past several years.

Leatherman – Past several years by the City of Fort Wayne?

Wenet – By the City or others that you are aware of, that you know of, private developers.

Leatherman – There have been attempts prior to the sale from the Simon DeBartelo Group to the current owner to attempt to attract a regional figure to the mall, tear parts of it down. That attempt, for whatever reason, did not achieve success. The City of Fort Wayne was involved at that time to assist Simon in trying to reconfigure and redevelop, revitalize the area either by making it smaller or attracting a different mix of stores. I was not around to know the exact reason for that failure. In addition to that the Fort Wayne City Administration has been actively pursing through, initially a task force, of private sector developers – Barry Sturges, Don Steininger and George Huber – a task force established to try to create a way in which to figure out how to attract the type of developer that we are going to try to attract. In a private transaction, there has been at least one major publicized attempt in the past year. A developer in Michigan had attempted to try to put things together in a redevelopment plan. Stated purposes for their backing out of their plan was a concerted effort to stay close to home in their hometown of Detroit Michigan and a lack of a sufficient profit margin to generate the margins that they need to operate as a company. That was the most recent and visible effort on the part of the City to try to place it into the hands of someone who could invest in the property.

Fletcher – I might elaborate on that...that the present owner has been in contact with several people throughout the United States to try to market the particular mall and no one has stepped forward at this time and bought the mall. It continues to deteriorate. It continues to ...no reinvestment in the mall. And this is really why we are at this point ...is to go through the process the redevelopment commission goes through to declare blighted and really put, when I say the mall I am really talking about, not necessarily the retail in the core mall, but the urban renewal area that we are talking about. So...uhm

Leatherman – As of a couple weeks ago, we all heard the unfortunate news that Sears has announced its closing effective January 26. I subsequently went out there last week and determined that Kay's Jewelers has now closed up shop out there as well. A couple of others looked to be closed although they had not removed all their merchandise. So, people are anticipating even less activity out there as a result of the Sears closing than

already is being generated. So I anticipate an even more rapid rate of exodus by the few remaining occupants, at least those that depend on foot traffic to support their operations.

McElhoe – Greg, can you go into a little more detail on this CRED, on one of our objectives here.

Leatherman – The last objective I mentioned, the CRED bill, Community Revitalization Enhancement District, is the special piece of legislation that creates a district. This legislation is passed in Indianapolis by the State Legislature. In the past session, the City of Fort Wayne, Mayor Graham Richard and others, Chamber of Commerce, and a bipartisan group of legislators helped the City of Fort Wayne attain, with this specific geographic area, the ability to, in the future, collect the increase in state-generated taxes - payroll and sales tax generated from this site - from the prescribed geographic area, in order to facilitate the cost of turning the property around. The bottom line is, if you can attract an increasing amount of sales generated there, the City will get to collect a portion of the increase in those sales taxes, keeping them here in Fort Wayne as opposed to sending them to Indianapolis. where we can use them to deal with the demolition and the environmental impact, that is the asbestos that is there and so on and so forth to help with the revitalization project. It is a tremendous opportunity for the City of Fort Wayne to access a fairly significant chunk of money depending upon when stores generate sales and so forth. This CRED legislation enables the committee to be set up and established by the Mayor and City Council and to verify to the State that we are following the laws and the law that was passed. It is a great opportunity to make a statement and to have funds that we wouldn't have any other place.

Scott – Will you tell me more about the regional police/fire safety training site. Do you have any idea about what they are thinking on that, and where, and how much land.

Leatherman – Over the past 9 months, if it would have been built, it would have had to been moved twice, probably. So.... It does have bit of a floating location in terms of (indistinguishable). It depends on how big it gets. It depends on what it was partnering with. There is a strong indication that, at least on the safety training side, that there ought to be an educational component linked to the police and fire safety training facility. Depending on which institutional institution would partner up and either locate a second place or relocate their existing campus to that area would determine how much actual acreage would be required to place them on the site. But it has been the intention as stated by the Mayor and the safety folks in the City, the Police and Fire, both of those facilities for training purposes are needing upgraded replacements. There is tremendous need, as we all know, as a result of 9/11, for safety personnel, marshals, air marshals, training security people and others and there are attempts at the Federal level to create sources of revenue to help in that shortage. And if we can attach ourselves to some of that funding by creating a facility here in Fort Wayne, we can possibly attract the type of facility that would not only train local people but also be able to bring in people from the regional area, which might then create some need for some sort of lodging for a five or 30 day training program. So there are all kinds of possibilities. I don't think the area is quite yet set because of those uncertainties, but it would certainly be adjacent to the area known as Southtown Mall.

McElhoe – Thank you, Greg

Leatherman - Thank you very much.

Wenet – For purposes of the record, let's show the Urban Renewal Plan as Exhibit A; the maps against the wall, the first maps, the general map as B1, the acquisition map as B2; the Exhibit – Findings of Blight – C; the 8 photos – D; the Findings of Blight chart – E; the objectives of the Redevelopment Plan – F. You can mark those and those will be the Exhibits.

THOSE SPEAKING FOR THE PASSAGE OF THE TILLMAN ANTHONY REDEVELOPMENT AREA

McElhoe – Alright. Now I would like to open up the floor to those, the public, anyone who would be interested in speaking for the Tillman/Anthony Redevelopment Plan. Do we have anyone here to speak for? I ask you to come up, come forward, and speak your name and address. Please.

Pape – Good afternoon. I am Tim Pape. My address is 4722 Tacoma Avenue. I am the 5th District City Councilman. Before I get to my particular thoughts on the matter, I wanted to share with you a letter from the President of the Woodhurst Neighborhood Association on the south side of town, which is in the 5th District. This is from Charles Heiney, who is its President, a long-time resident of that neighborhood and he and his family have lived on the south side of town. He wrote me because he couldn't be here this evening and he says that "I want to go on the record for strongly encouraging the Redevelopment Commission to continue efforts to adopt and implement a renewal plan for the Southtown Mall property. The Southtown Mall property, for too long, been neglected. Its dilapidated state carries with it a negative impression that impacts the entire south end of town. Please share these issues with the Redevelopment Commission'". I think I will just… a copy of the letter for the record. I have heard from a number of the Neighborhood Association Presidents, all expressing their support. Haven't really heard any of those neighborhood leaders who do not think that this is something that the City ought to be moving forward and endorsing the Redevelopment Commission moving forward with the adoption of the plan. Two of you were just recently reappointed by City Council, I can't remember who, but congratulations on your reappointment. Good continuation for the Board. I would like to thank the Commission for considering the Plan, spending time on this. I know the staff has worked on it at least for two years, with a lot of time. And I would like to thank the Mayor, in particular. He has consistently and intelligently and creatively and, rather doggedly, tried to find solutions for the Southtown property. And Mr. Leatherman explained that attempts to have the private sector assist, and we have learned a lot about the opportunity the mall property presents. And that is how I look at it, as opportunity. Sometimes you get a situation where things are looking so bad that you forget that there is real opportunity there. The efforts that the Administration has made and the Commission has made, the Commission staff, has only proved to my view, the opportunity out there. Very quickly it was discovered that the purchasing power in the surrounding areas of the mall were significantly higher than that of…. presumed to be true. That we have a dearth of retail opportunity and this is a target-rich environment for the right retail on the south side of town. It is obvious to those who live down there, that lived down there their whole life, such as me. In my campaign in 1999, I knocked on 3,000 doors and by far the number 1 issue was "do something with the mall"; let's move forward with that. South siders live on the south side because they don't want to live on the north side, or west side or the east side. They want to be able to shop where they live and they want …support those efforts. There are some things in place that give us great confidence, me great confidence, that , if not today or tomorrow, then in the relative foreseeable future we are going to get this property redeveloped if we move forward as is being proposed. In addition to the $15 million that the CRED District will provide us, which is obviously extremely significant, that we would have the financing, the possibility of financing to assist with redevelopment of the area, not just the mall area, but a broad area down on that end of town. But we also are fairly confident that we have the approval of the Department of Transportation to put a new entrance off of 69, not just to the Southtown property but to the Decatur property which would be part of the renewal plan. So I think we have in place a significant number of factors, that we should move forward with all deliberate speed and adopt this plan. And I am eager, very eager, after that to look forward to the appraisal of the property, the purchase of the property and what I think will be a fairly, hope will be a fairly prompt, turnover of the property from the Commission to a private developer. I think that it bears mentioning again that there has been significant efforts to stimulate the private sector, to assist the private sector, to do what we are proposing the Commission do, which is get control of that property into the hands of someone who is going to do something productive with it. And we have a fairly difficult owner who has taken a property that was in at least decent shape and decent productivity and you can see what it has come to today. All the indicators are that we have significant development groups; I think the last commission…the third one…has shown interest if control of this property can be obtained to redevelop this area. The private sector is interested in it, we just have a very difficult situation with the owner and unrealistic expectations. It is not an unusual circumstance, we saw this at the Pontiac and Anthony intersection, where people thought "Well, who would be interested in developing there", and we got a developer interested and had a difficult time an owner there that woefully has caused that development to be put on hold or not to move forward at that particular site. We have a real opportunity. I appreciate the Commission considering it and hope they will approve the plan. I think that we need….there is some risk here….can't ignore the risk….but I think we are in a great position, we should move forward. There is going to be no great reward, if we don't take a little bit of risk. Hope you will approve the plan. Thank you. Are there any questions?

McElhoe – Thanks, Tim. Anyone else speaking for the Plan? Anyone else speaking for the Plan?

Leatherman – Anyone - Not here physically. I have a letter to introduce to the Commission and to read into the record. I will get copies for everybody. This was sent to the Redevelopment Commission, dated January 23. It is a brief letter; I will take time to read it. It's addressed to the Redevelopment Commission:

"Dear Sir:

I own the K-Mart anchored shopping center referenced above - "Bodner Group Real Estate Development ". I believe that significant demand for retail services and goods among south side Fort Wayne residents that is not currently being satisfied. In my view two factors impede further redevelopment to my center. South Town Mall to the south is in a state of disrepair. Its condition is a blight that discourages investment by retailers. Limited vehicular access from K-Mart Plaza to S.R. 27 deters those retailers and restaurateurs whose success depends on convenience.

If the City of Fort Wayne is successful in its plans to cause redevelopment of South Town Mall, meaning demolition of outdated buildings and construction of new ones with viable tenants at South Town Mall and the construction of an entrance to that center and mine as well on State Road 27, I foresee the strong possibility of further development of my center. Several retailers could operate the buildings to be constructed on newly-created out lot pads. Additional in line space could be created to meet in line retail demand. I do not know KMart's plans and do not speak for KMart, but generally knowing that they have expanded other stores in other cities, and knowing that they could physically do so here if they desired, they would be given reason to do so by the highly favorable impact to the Center coming via new access to S.R. 27. While the actual value of new development depends on how much there would be, and at present that is unknown since none of the City of Fort Wayne's plans for this area have materialized so that concrete tenant commitments could be obtained, new development could conceivably range to a high, I would thin, of up to between ten million dollars and fifteen million dollars.

As a developer and in light of my perception of the strength of the retail market on the south side of Fort Wayne, I strongly endorse the City's efforts in encouraging redevelopment of South Town Mall and the creation of access to S.R. 27 for my center and for that of South Town Mall. – Bruce A. Bodner, President."

The K-Mart store the've obviously has been in the news. It is a strong performing store. Sales are very strong from that store and I have it from reliable sources that of the four stores, it is close to the top in terms of the four K-Mart stores that are in town for sales for those stores. Hopefully, the troubles that came out and were announced just this week do not impact Fort Wayne at all and, if Fort Wayne, certainly not the one on the south side.

McElhoe – Thank you, Greg. Do we have anyone else wishing to speak in favor of the passage of the Tillman/Anthony Plan.

Wenet – Let's put the Charles Heiney letter in as Exhibit G and this letter in the pro-letters as Exhibit H.

McElhoe – Anyone else speaking for? Anyone speaking against the passage of the Tillman/Anthony Redevelopment Area? State your name and address.

THOSE SPEAKING AGAINST THE PASSAGE OF THE TILLMAN ANTHONY REDEVELOPMENT AREA

Federoff – Mr. Chairman, Members of the Commission and staff, for the record, my name is Jim Federoff with the law firm of Beckman, Lawson; offices at 200 East Main here in Fort Wayne. I am here today representing Mall Development Co., which is a corporation based in Indianapolis and owns actually 4 parcels of property that are included in the plan. A couple of introductory comments, briefly. We were engaged today, actually this morning, with the extent of my information is based investigation I made since 11:00 this morning. The Mall Development Co. owns this triangular piece of property, particularly the triangular-

shaped property at the northwest part of the site and also three parcels of property that are aggregated at the southeast corner of the site; there is an intervening parcel that I believe is potentially owned by....I'm not sure, we had no chance to check title. But the three parcels at the southeast of the site consist of the vacant Goodyear Building, the vacant car wash and an unimproved tract that is apparently used for drive lane and some green space. I would like..again, another editorial comment applauding its efforts to redevelop the area, it is obviously needed and as a..., in concept, should be supported. However, the statutory requirements to create a redevelopment area and to acquire the powers of condemnation and vest those in the Redevelopment Commission, there are specific statutory requirements and they need to be followed. We have filed a written objection to the action of the adoption of the Confirmatory Resolution that I would have come up and distributed to you, but again it was kind of a late filing and I apologize for that. We outlined a number of objections, many of which are in summary form, but to highlight a couple of those objections to you - The three properties located at the southeast of the site, overall site, are proposed to be included in the acquisition area and those properties are specifically identified. The fourth property, however, at the northwest corner of the site, which has a key number of 93-0144-0016, approximately 1.278 acres that Greg has indicated are occupied by three buildings. My written objection, again I've got about five hours into this thing, I suspected that the 5/3rd branch bank apparently it only includes the entrance and it was the two other buildings further to the west, so I would like to have my written objection amended accordingly. If you look at the lists of properties attached to both the Declaratory Resolution and as well as the plan, that 4th piece of property, if you will, is not included in the list. Obviously, it is not in the acquisition area, but neither is it identified as being in the allocation area or included in the Redevelopment Area generally and we feel that the statutory requirements require that specific identification. The absence of it creates a defective plan as well as a Declaratory Resolution. The other point that I would like to emphasize, as you know, notice of these hearing only has to be, by statute, given by publication at least 10 days in advance of the hearing. Our information is that that notification was properly given. The Commission also, as a matter of courtesy, gives actual notice to property owners involved in a proposed redevelopment area. The MDC received that, which is based in Indianapolis, received that notice last Wednesday. They have two weekends and one holiday intervening and there was not really an adequate opportunity for that property owner to be meaningful, meaningfully, involved in these proceedings. We think that the absence of such reasonable or actual notice results in two things. One is the acts are ancillary as a potential Constitutional defect and depresses violation and the other is more on the political side, I think it would be helpful in future proceedings of this nature that the Commission attempt to give a bit more actual notice to property owners, particularly those who are more remote and not seeing Fort Wayne papers every day and knowing what is going on. There is a couple of other....Again there are some general allegations of deficiencies of the plan. Those are stated generally. One, though, I would like to emphasize. Under the Section 15 statute, 15-8-1-3. The plan that is adopted by the Commission and then adopted by Resolution, Confirmatory Resolution, needs to include an estimate of the cost of acquisition and redevelopment. The plan refers to cost of acquisition, budgeted acquisition, I think the term is something close to that, and the figure $3 million is used. Again, I don't know this for a fact, but I suspect that $3 million is an estimate to acquire the properties, but there is not figure given in the plan to estimate the cost of redevelopment of that site. I may be wrong and, if I am, I apologize. But if it is only for acquisition and that is what the plan states, then I think that would probably cause the plan to be deficient. I don't want to belabor this presentation so I'll conclude it and would be happy to answer any questions you have. Again, I apologize for the summary fashion of the objection, but I didn't have an opportunity to do anything more thoroughly. And we will continue to work with Mr. Fletcher, in fact, to identify issues for the property owner and hope they go through. Thank you.

McElhoe – Thank you, Jim. Is there anyone else speaking against the Redevelopment Plan? Anyone else to speak against the Redevelopment Plan? Hearing none...

Fletcher – Let me say, just for the record, as far as the Redevelopment aspect of the property, that is kind of whether a developer is going to put in $20 million worth of improvements or $10 million. But as far as the Redevelopment Commission is concerned, I think we have some, at least preliminary, in regards to infrastructure. We know that the ingress/egress from the Tillman, or from 27, is approximately $250,000 to $300,000. And we talked about infrastructure within the, as maybe assistance to the developer of approximately $1 million and also demolition is a potential part of Redevelopment Commission's overall strategy. I've got to bring the City into this because it is partly a City

project too. And we talking about probably assisting in the demolition of the tune, and environmental, of approximately $1.8 to 2.0 million, it's a possibility. But that is all contingent on getting a developer and what that developer needs and so forth. And that is negotiated, to some degree, when the RFP goes out (Request for Proposal) as relates to a developer and then sitting down with the developer and negotiating what the deal is.

McElhoe – Any other comments? I would let the public know that the Commission will take the statements under advisement and we will deal with the matter in a future resolution. So I would ask if we have a motion to adjourn this public hearing.

Sullivan – So moved.

Scott – Second

McElhoe – Hearing a motion and second; all in favor signify by saying "Aye".

Sullivan, Scott, Guerin – Aye

McElhoe – Opposed? Hearing none, the public hearing is adjourned.

FORT WAYNE REDEVELOPMENT COMMISSION

Steven E. McElhoe, President

Christopher Guerin, Secretary

ADOPTED: February 18, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
January 23, 2002

TIME: Immediately following public hearing

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 5:35 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Christopher Guerin
Jack Scott

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Manager
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT:
John Stafford, Sagamore Associaties, representing the Grand Wayne Center
Jon Bomberger, Baker & Daniels, Bond Counsel
Bob Lister, Grand Wayne Center
Dave Ross, City Engineer

APPROVAL OF CLAIMS: Motion to approve November 2001 claims by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve December 17, 2001 minutes by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously

NEW BUSINESS

Resolution 2002-01
Approving a contract for professional legal services
Mr. Fletcher stated that the contract is for Miller, Carson, Boxberger & Murphy, with John Wernet being the designated lead attorney. The fee is proposed to be $140.00 per hour and that fee is lower than most legal counsel. Mr. Wernet noted that the fee is approximately $^2/_3$ of his maximum rate. Motion to approve by Reverend Scott; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Discussion and deferral of Tillman/Anthony Redevelopment Area plan
Confirmatory Resolution for Preparation of Finding-of-Fact
Mr. Fletcher noted that from the Commission's standpoint all the information given at the public hearing, including the remonstrance, needs to be analyzed and discussed at the next Commission meeting. John Wernet must do due diligence regarding the legal matters.

Resolution 2002-02
Authorizing the issuance of Revenue Bonds of the City of Fort Wayne and the issuance of Bond Anticipation Notes for the purpose of raising money for property acquisition, relocation, redevelopment and economic development in the Civic Center Urban Renewal Area.
Mr. Fletcher explained that interim financing needs to be put in place for financing the acquisition of properties for the Grand Wayne Center. At a later date, a larger bond issue will be issued to pay off the interim financing. John Stafford clarified the broad issue of the financing as it now stands and noted that the awarding of the construction contract is approximately one year away. He stated that the uses of the funds for land acquisition, relocation costs, design costs, and actual construction is about $39.1 million and delineated those costs using pie charts that were distributed to the Commission members. As the architects move into the design phase, the Grand Wayne Center estimates that they have $24,700,000 on hand or committed to the project. There is not

a lot of flexibility in that number. The Construction Contingency Fund is $1.6 million. Capitalized Interest is an estimated number. Mr. Fletcher noted that appraisals for the acquisitions were redone because of the age of the first appraisals. Those appraisal amounts increased about $100,000. from the appraisals that were done previously. Mr. Stafford noted that over $10 million is available in cash contributions from various sources including National City Bank and Lincoln National Corporation and he delineated those. The excess net revenues from the operating costs of the Grand Wayne Center have been held in a fund to help pay some expansion costs, Allen County Commissioners have pledged approximately $2.1 million in a cash contribution over the construction period and the City has committed Light Lease Funds and CEDIT dollars. Professional Sports and Convention Development Area revenues monies will be used and Build Indiana Funds have already been used for architectural fees. At this point, about $28.4 million will need to be financed over 25 years at 6% interest. Monies from the anticipated Tax Increment in the Civic Center Urban Renewal Area will help offset the bonds. Mr. Stafford explained that the Convention and Tourism Authority will be meeting on Monday to approve the agreement with the Fort Wayne Redevelopment Commission for financing $2 million of the acquisition costs. Redevelopment concurrence will also be needed for the architect and the construction manager, if needed. The Convention and Tourism Authority is responsible for the design phase of the facility and the Redevelopment Authority will be responsible for the construction phase. The construction documents should be complete in 6 to 10 months. The acquisition and relocation timeline is the responsibility of the Redevelopment Commission and the third time line is the financing component, not forgetting the vacation of Harrison Street. The Bond Issue is linked to the excess TIF revenue. Jon Bomberger stated that the preliminary bond resolution would start the issuance of the Bond Anticipation Notes (BANs), which should generate revenues for property acquisition. Those Bonds will be retired when the main financing in place. Mr. Bomberger explained that BANs are issued in anticipation of larger financing or future financing and designed to be redeemed from the later financing. i.e. gap financing. Mr. Wernet explained that BANs are necessary because State Statute requires the Redevelopment Commission have funds available for the acquisitions. Mr. Stafford further explained the "interest earned during construction" and the "debt service repayment" as described in the brochure from the Grand Wayne Center. When asked by Mr. Guerin about the net revenue estimate. Mr. Lister replied that the estimates are conservative and approximately half of the expected new potential revenue. Mr. McElhoe inquired about the status of the Build Indiana Funds and Mr. Stafford replied that the funds have been distributed promptly from the State for the architectural and design invoices. Mr. Lister noted that those funds should be completely depleted in the next two to three months. Mr. Stafford stated that a clause in the line of credit from cash from the Convention and Tourism Authority to the Redevelopment Commission provides that the both the architect and construction manager be approved by the Redevelopment Commission. Motion to approve the BANs and bond issuance by Reverend Scott; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-03
Approving an agreement between the Fort Wayne Redevelopment Commission and the Allen County Convention and Tourism Authority

Mr. Fletcher noted the minor changes to contract since the distribution to the Commissioners. He noted that $6.3 million estimate should be enough for the acquisitions, immovable fixtures and relocation costs. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion. The architectural and engineering firms to be employed are HNTB and MSKTD for the Grand Wayne Center. Motion to approve the employment of HNTB and MSKTD for architectural services by Mr. Guerin, seconded by Mr. Sullivan.

Resolution 2002-04
Approving the redemption of the City of Fort Wayne Redevelopment District Tax Increment Revenue Bonds of 1992

Mr. Fletcher stated that bond issue was for the Illinois/Getz Economic Development Area. There is enough debt service reserve and tax increment to repay the bonds in full. In the long run, the redemption will save funds. Motion to approve by Reverend. Scott; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-05
Approving an expenditure for the City of Fort Wayne Board of Public Works for public improvements located in the Washington Center/Coldwater Road Economic Development Area

Mr. Fletcher stated that the Washingtonian Center/Coldwater Road bond was paid off in 2001and there is approximately $400,000 in revenue left. Mr. Fletcher has inquired to City Engineering concerning the use of these funds for improvements to the area that could be paid from these revenues. Mr. Ross noted that needed improvements along Washington Center/Coldwater Road include pavement failures near Coldwater Crossing on the deceleration lane and traffic signals that need to be upgraded. CrossRoads, a company from Indianapolis, is developing the scope of work for the project. Mr. Ross stated the company proposes to remove the composite pavement and replace it with concrete. Mr. Fletcher also has asked the Urban Planner to suggest atheistic changes to the intersection. Mr. Fletcher noted that the resolution approves paying for the engineering consultant. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-06
Approving purchase offer prices for real estate in Amendment X to the Civic Center Urban Renewal Area.
Mr. Fletcher noted the reappraisals for the parcels to be acquired. Appraisals for acquisition need to be reestablished. The new total amount is $6.6865 million for the seven parcels. The offering price is the average of the two appraisals; offers will probably begin in March of this year. Motion to approve by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-07
Approving a contract with Kelty Taylor Design, Inc.
Mr. Kravig stated that last month the Commission approved a tax abatement for Kaman Corporation/George Pappas and their efforts to construct a parking garage at the site of the old Gaskins Building. The demolition of the building is underway. As part of the incentive for the tax abatement, a contribution of not to exceed $40,000 for public infrastructure was negotiated. There is the concern that construction should tie into the look of the expanded Grand Wayne Center and surrounding buildings, so staff would like to hire Kelty Taylor Design, the firm already working with Mr. Pappas, to do preliminary designs for the parking garage façade to insure the streetscape fits the surrounding improvements. Mr. Pappas has already agreed to strengthen the foundation and columns in the garage so it can accept two levels of additional development in the future. Many other cities have codified this type of design development in their zoning and design regulations, but Fort Wayne has not yet. Motion to approve by Mr. Sullivan; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-08
Awarding a contact to Carl Walker, Inc.
Mr. Kravig noted that an ad hoc review committee including Mr. Guerin, Jeff Krull-Allen County Public Library, Garry Wasson-Grand Wayne Center, Paul Hughes-Downtown Improvement District reviewed two proposals, one from Carl Walker, Inc, and the other from Walker Parking Consultants for a parking study of Downtown near the Grand Wayne Center and Allen County Public Library. Two other firms, Desmond Associates and HNTB, were solicited but did not reply. After the interview, the committee recommended hiring Carl Walker, Inc. from Kalamazoo Michigan. An initial meeting was held with them and they will be back in Fort Wayne today to begin field survey work. The awarding of the contract was decided on the basis of experience. Mr. Fletcher stated that the parking study is to investigate and complete due diligence before the Commission begins plans to build a parking garage. Motion to approve by Reverend Scott; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-09
Amending Resolution 2001-68
Mr. Fletcher noted that the blanket resolution for contracts less then $10,000 approved last month needs to be amended to include an invoice from Karst and one for mowing of the former Bowser Pump Site.. Mr. Lindsay noted that the additional amount relates to as-built requirements for utilities and the recorded development plan. Motion to approve by Mr. Sullivan; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-10
Approving a Phase II investigation at 2120 East Washington Boulevard
Mr. Leatherman stated that as a result of the on-going redevelopment, environmental issues are being addressed on the former Falstaff Brewery site. The assessment needs to be done so the property can become credit worthy and collateral for future mortgages

and loans. The new owners wanted to demonstrate to IDEM and get relief from IDEM so they can move forward with financing the property. SES did a Phase I and preliminary Phase II, which provided that serious environmental contamination did not exist. The co-owners of the building hired SES to take the property through the Indiana Voluntary Environmental Remediation Program to get the Governor's Certificate of Completion, which is the highest assurance IDEM can provide to a property owner. The EPA now recognizes that standard as sufficient and has pledged not to reopen that site except to prove an eminent threat to health and safety. A breakdown of the total is broken down on the invoice. Staff feels that the amount being asked is reasonable and appropriate at this time. The monies would come from the Brownfield Grant Program. Mr. Leatherman feels that the improvements to the site will be much more than the new owners originally proposed. The Commission owned this property and is aware that contamination exists on the site. The request amount is appropriate for the amount of work to be done. The new owners want to prove to IDEM that the soils can be left in place. Motion to approve by Reverend Scott; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolutions 2002-11 and 2002-12
Approving an agreement for appraisal services for Parcel B in the Bowser Avenue Urban Renewal Area and Establishing a disposition value for Parcel B located within the boundaries of the Bowser Ave Urban Renewal Area.
Mr. Fletcher noted that staff is putting together a Request for Proposal and rezoning for Parcel B. According to State Statute, two appraisals must be submitted if the property will be sold. Verne Mitchell and Larry Misner have done the appraisals for $700.00 each. The average of the two appraisals is $12,900 for the parcel. Knowing that value allows staff to proceed with a disposition document to solicit a developer. On Monday, January 28, Parcel B is on the Fort Wayne Planning Commission agenda for a rezoning from IN2 to RP (Planned Residential). Motion to approve both resolutions by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

OTHER BUSINESS

Resolution 2002-13
Approving an agreement for appraisal services for real estate located within the Tillman/Anthony Redevelopment Area.
Mr. Fletcher stated that he decided to proceed with the appraisals for Southtown Mall and the vicinity. A Request for Qualifications (RFQ) was sent to Ron Gettel, Larry Misner & Associates, Rita Gabriel, Verne Mitchell and Will Stump. Responses came from Gettel, Misner, Mitchell and Stump. Two members of the Commission evaluated the RFQ and selected Gettel and Misner. The fee would be $15,000 each. The process will take aproximately 60 days. Motion to approve by Reverend Scott; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

ADJOURNMENT
Motion to adjourn at 6:53 p.m. by Mr. Sullivan; seconded by Mr. Guerin. Meeting Adjourned.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted February 18, ~~2003~~ 2002

FORT WAYNE REDEVELOPMENT COMMISSION
Public Hearing Minutes
February 18, 2002

TIME:	4:30 p.m.
PLACE:	City County Building – Room 128
CALL TO ORDER:	Mr. McElhoe called the meeting to order at 4:32 p.m.
ROLL CALL:	Steven McElhoe John Sullivan Christopher Guerin Jack Scott
STAFF PRESENT:	Ronald R. Fletcher, Executive Director James C. Lindsay, Redevelopment Specialist Loren Kravig, Redevelopment Specialist Greg Leatherman, Brownfield Specialist Joanne Reising, Administrative Assistant
COUNSEL PRESENT:	John Wernet
OTHERS PRESENT:	Bob Lister, Grand Wayne Center John Stafford, Sagamore Associates

Resolution 2000-14
Appropriating bond and BAN proceeds

Those speaking for the passage of an appropriation for bond and BAN proceeds of $4.3 million.
Bob Lister, on behalf of the Grand Wayne Center and the Board of the Convention and Tourism Authority, stated that the Board is in support of appropriating the bond and its proceeds. He noted that the Convention and Tourism Authority has hired an architect who will proceed with the project. The Convention and Tourism Board also has passed Resolution 2002-03 between the Fort Wayne Redevelopment Commission and the Convention and Tourism Authority that will appropriate $2 million from Convention and Tourism Authority funds toward the purchase of the land.

John Stafford noted that Convention and Tourism Authority Board is in favor of this step to aid the Grand Wayne Center expansion. He stated that the Grand Wayne Center is extremely anxious to put the Redevelopment Commission in a position that would enable taking title to the properties needed for the expansion project and aiding in the relocation and demolition of the properties.

Mr. McElhoe asked twice if there was anyone else present to speak in favor of the bond and Bond Anticipation Notes appropriation. No one else was present to speak in favor.

Those speaking against the passage of an appropriation for bond and BAN proceeds of $4.3 million
Mr. McElhoe asked twice if there was anyone who would like to speak against the passage of an appropriation for bond and BAN proceeds of $4.3 million. There was no one present to speak against.

Motion to recess the public hearing until 5:00 p.m. by Mr. Guerin; seconded by Reverend Scott. Meeting suspended.

Public Hearing reconvened at 5:05 p.m.

Resolution 2001-16
Confirming the designation of Moeller-Meyer Road Economic Development Area

Those speaking for the establishment of the Moeller-Meyer Road Economic Development Area
Mr. McElhoe asked two times if there was anyone who would like to speak in favor of the establishment of the Moeller-Meyer Road Economic Development Area. There was no one present to speak.

Those speaking against the establishment of the Moeller-Meyer Road Economic Development Area
Mr. McElhoe asked two times if there was anyone who would like to speak against the establishment of the Moeller-Meyer Road Economic Development Area. There was no one present to speak.

Motion to adjourn by Mr. Guerin; seconded by Reverend Scott. Public Hearing adjourned at 5:07 p.m.

FORT WAYNE REDEVELOPMENT COMMISSION

Christopher Guerin, Secretary

ADOPTED: March 18, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
February 18, 2002

TIME: Immediately following public hearing

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:38 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Christopher Guerin
Jack Scott

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Manager
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT:
Jon Bomberger, Baker & Daniels, Bond Counsel
Dave Ross, City Engineer

APPROVAL OF CLAIMS: Motion to approve December 2001 claims by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve January 23, 2002 minutes by Mr. Sullivan; seconded by Reverend Scott. Motion carried unanimously

NEW BUSINESS

Resolution 2002-14
Appropriating Bond and BAN Proceeds in the amount of $4.3 million
Mr. Fletcher stated that BANs are interim financing; the regular bond issue will be approximately $29 million and will pay off the Bond Anticipation Notes. There is a five-year maximum on the BANs. The money from those notes will be used to begin acquiring the land for the Grand Wayne Center expansion. Motion to approve by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-15
Adopting the final bond resolution
Mr. Jon Bomberger stated that the final bond resolution is the natural step from the preliminary bond resolution that was previously passed. This sets in motion the ability to issue Bond Anticipation Notes for purposes of the Grand Wayne Center expansion project. The Bond Anticipation Note also includes a provision for a take-out of the BANs and a bond for $4.3 million in the event that the project does not proceed. Mr. Fletcher noted a time frame that was previously distributed and stated that the BAN issue will potentially take place on March 14. Motion to approve by Reverend Scott; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Update on City Street and Road Projects.
Mr. Ross delineated the infrastructure projects within the City of Fort Wayne that will begin this Spring. He described the following projects: Ludwig Road, Hueguenard Road (from Washington Center to Ludwig Road), State and Wells intersection, Leesburg Road and Spring Street reconstruction, resurfacing Spring Street from Sherman to Taylor near the Viaduct, Wells and Sherman Street improvements, curb and sidewalk restructuring, and the widening of Jefferson near Illinois as described at the last meeting, Taylor Street resurfacing near Freemen to Jefferson, VanBuren resurfacing and replacements, Pontiac Street resurfacing near Anthony, Anthony Blvd from Paulding to Pettit, Paulding Road resurfacing, Oxford Street resurfacing, Pontiac/Wayne Trace reconstruction and redirection, Wayne Trace to Oxford, Tillman Road resurfacing, extending Ardmore from

Lower Huntington Road to Indianapolis Road, resurfacing Airport Expressway and reconstruction of some streets surrounding the airport. Mr. Fletcher noted that the City is asking that the Redevelopment Commission issue the Bond and its lend Commission General Obligation capacity for the project. The Bond debt service will come from CEDIT funds. The Redevelopment Commission has a capacity of approximately $34 million and these projects would use about $11.2 million. Mr. Wernet explained that Common Council would adopt an ordinance pledging CEDIT revenues to the repayment. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried without further discussion

Meeting suspended in order to reconvene public hearing. Motion to suspend by Mr. Sullivan, seconded by Reverend Scott.

Meeting reconvened at 5:07 p.m.

Resolution 2002-16
Approving Confirmatory Resolution for the Moeller-Meyer Road Economic Development Area
Mr. Kravig noted that the Plan Commission and City Council passed the Declaratory Resolution. Mr. Kravig delineated the location of the project. The one change since the Declaratory Resolution is a change in the boundaries noted on the Declaratory Resolution of the City Limits of Fort Wayne and New Haven. The change affects the Tax Allocation Area only. Fleming intends to make improvements in one key-number area and according to normal assessment practices, the whole parcel should be made into one tax allocation area. The Findings supporting the establishment of an Economic Development Area include: 1.) Fleming International will ultimately hire 400 employees to staff its existing facility and on-going expansions. 2.) Fleming International has opened a new facility in Fort Wayne, choosing to occupy the vacant Mattel/Power Wheels facility in part as the result of incentives offered by the City of Fort Wayne. Some incentives are in the form of public improvements. The Redevelopment Commission will defray some or all of the cost of such public improvements with Tax Increment resulting from the creation of an Economic Development and Tax Allocation Area. 3.) Fleming International will construct a 386,000 square foot addition to its existing facility. The addition is scheduled to be completed during 2002; the new parking facility has already begun construction. The infrastructure improvements have been bid and received. The contract has been let to Budd Excavating. Mr. Kravig explained the improvements to be made, delineating them on a map. This plan conforms to the City of Fort Wayne's Comprehensive Plan. According to Rob Young of the Fort Wayne/Allen County Economic Development Alliance, employment at Fleming is presently more than 400. The infrastructure work should be completed this year. Motion to approve the Resolution and Findings by Mr. Sullivan; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-17
Preliminary resolution authorizing the issuance of Redevelopment District Revenue Bonds
Mr. McElhoe noted that the discussion of the components of this resolution was well presented by Mr. Ross earlier in the meeting. Motion to approve by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-18
Approving and authorizing an intergovernmental agreement with the Board of Public Works
Mr. Fletcher explained that the agreement states that the Fort Wayne Redevelopment Commission would reimburse the Board of Works in the full amount of their expenditures on the Moeller–Meyer Road Economic Development Area. He also noted that the County was contributing between $20,000 and $30,000 to the project. After Mr. Wernet reviews the completed document, the Commission will have the right to rescind. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Other Business
The Fort Wayne Board of Works is asking that the Redevelopment Commission contribute $30,000 for a Downtown Plan. Mr. Fletcher noted that the City is contributing about $80,000, the County is contributing approximately $53,000 and the Downtown Improvement District plans to contribute $10,000. The Redevelopment Commission's $30,000 contribution would give the Commission equity in the planning process and it is appropriate that the Commission help fund the study. Mr. Guerin noted that Downtown

Revitalization planing group now has a focused vision and the consulting firm is very impressive. He felt that things were beginning to be put in place and some action will be taken. Motion to approve a $30,000 contribution for the Downtown Plan by Mr. Sullivan; seconded by Mr. Guerin. Motion carried without further discussion.

ADJOURNMENT

Motion to adjourn at 5:25 p.m. by Sullivan; seconded by Guerin. Meeting Adjourned.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted March 18, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
March 7, 2002

TIME: 4:30 p.m.

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:30 p.m.

ROLL CALL: Steve McElhoe

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist

OTHERS PRESENT: American Home Dreams, The Abonmarche Group
General Construction of Indiana
Delegrange Homes, Inc./Tazian Enterprises

NEW BUSINESS

BID OPENING

President Steve McElhoe noted that three (3) proposals were submitted in response to the Public Offering for the Sale and Development of Parcel B in the Bowser Avenue Urban Renewal Area. Each of the three proposals were submitted late, after the 4:15 deadline set forth in the legal notice. Mr. McElhoe stated that the following proposals were received:

American Home Dreams Abonmarche Group	$12,900
General Construction of Indiana	$12,900
Delegrange Homes/Tazian Enterprises	$20,000

He further stated that the proposals will be reviewed by staff, including a recommendation for waiver of defect in bid, to the Fort Wayne Redevelopment Commission at its next meeting on March 18, 2002.

Adjournment
The Bid Opening meeting was adjourned at 4:45 p.m.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted March 18, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
March 18, 2002

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the Public Hearing to order at 4:35 p.m. Mr. McElhoe called the Regular Meeting to order at 5:38 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Christopher Guerin
Elisia Frazier

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Manager
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: John Stafford, Sagamore Associates

APPROVAL OF CLAIMS: Motion to approve January 2002 claims by Mr. Sullivan; seconded by Mr Guerin. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve February 18 and March 7 minutes by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously

PUBLIC HEARING

Those speaking for the passage of an appropriation for bond proceeds of $11.2 million.
Mr. McElhoe asked three (3) times if anyone was present to speak for the appropriation.
No one was present

Those speaking against the passage of an appropriation for bond proceeds of $11.2 million.
Mr. McElhoe asked three (3) times if anyone was present to speak against the appropriation.
No one was present

Motion to adjourn the public hearing by Mr. Sullivan; seconded by Ms. Frazier. The public hearing adjourned at 5:37 p.m.

NEW BUSINESS

Resolution 2002-19
Appropriating Bond proceeds in the amount of $11.2 million
Mr. Fletcher distributed a list of the projects that will be funded by the appropriation. He also noted the wording changes from the resolution that was previously distributed. He stated that the bonds would be paid off by CEDIT funds and the use of CEDIT funds has been approved by City Council. The Board of Public Works will be contracting for all of these projects. The bonds will be publicly sold on April 9. If more money is available, more projects will be done. There will be approximately $2.5 million earmarked for the downtown area. Motion to approve by Mr. Guerin; seconded by Ms. Frazier. Motion carried unanimously without further discussion.

Resolution 2002-20
Final Bond Resolution of the City of Fort Wayne, Indiana, Redevelopment Commission, authorizing the issuance of City of Fort Wayne Redevelopment District Infrastructure Bonds for the purpose of raising money for property acquisition.
Mr. Fletcher noted that this is the final bond resolution for the $11.2 million. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-21
Approving the selection of a housing developer for Parcel B in the Bowser Avenue Urban Renewal Area.
Mr. Fletcher asked that Resolution 2002-21be tabled. Mr. Leatherman explained that the three bids received were opened and the bidders have been interviewed. A decision has been made to convene target interview groups to determine the true market feasibility of the houses that were proposed for the site. Proposals were received from American Home Dreams, All-American Homes and General Construction. Each proposal represents a unique approach to the home type. The focus group participants will include persons identified by Bertha Rogers of the Hanna-Creighton Neighborhood Association and the same group who reviewed the bids. The focus group will help determine the home size and the neighborhood needs. Tours are being planned to look at homes that have been built by these three bidders. Motion to table by Ms. Frazier; seconded by Mr. Guerin. Motion carried unanimously without further discussion

Resolution 2002-22
Approving an Agreement with the Board of Public Works for Summit Industrial Park II
Mr. Lindsay noted that a maintenance agreement for stormwater detention basins is a new requirement from the Board of Works. The Agreement states that long-term maintenance of the detention ponds will be carried out by the owner. Staff has suggested that the Agreement be amended to indicate that the Summit Industrial Park II Owners Association will eventually be responsible for the maintenance of the common areas, which includes the detention basins. The Owners Association is now in place but the Redevelopment Commission owns 82 of the 85 developable acres. The Agreement needs to state that the Owners' Association will be responsible for maintenance with no residual maintenance fees for the Redevelopment Commission. The suggested change will be attached to the end of the document and will read as follows: "The Fort Wayne Redevelopment Commission hereby acknowledges and mutually agrees that the Commission is an interim owner of the stormwater detention basin herein described. Once additional development occurs in Summit Industrial Park II, the common areas including the stormwater detention basins will the conveyed to the Summit Industrial Park II Business Association, Inc., who will be solely responsible for their maintenance in accordance with the terms and conditions of the Agreement and the Commission will be released from all liability and obligations thereunder." Motion to approve by Mr. Guerin; seconded by Ms. Frazier. Motion carried unanimously without further discussion.

Resolution 2002-23
Approving and adopting revised and updated relocation regulations, rules and procedures for displaced businesses, nonprofit organizations and farms.
Mr. Fletcher stated that staff will begin to make offers to owners on the Grand Wayne Center acquisition list. Mr. Kravig updated the Fort Wayne Regulations and Procedures, under the guidance of the Uniform Relocation Act and State legislation. Mr. Kravig noted that the relocation rules and procedures had not been updated since the early 1990s. The basis for the revisions is HUD Handbook 1378. The regulations fall into three broad categories: 1.) Relocation costs, 2.) Reestablishment costs (up to $10,000), 3.) $20,000 maximum payment if the business desires to go out of business. These new regulations are almost verbatim from HUD's Handbook 1378, the Commission has some leeway because it is a local project. The regulations deviate in these three matters: HUD calls for a 50-mile maximum moving radius, our regulations state 15 miles (we will always be willing to listen anyone's need to move beyond that). Secondly, sign provisions under the HUD regulations seem to allow for some "double-dipping" - we will purchase a business sign in-place

or erect a new sign at the relocation site, but not both. Thirdly, addressing moving expenses, the regulations allow the payment of the lower of two estimates for a move. Past experience, notably in Headwaters Park, has taught us that some companies took the money to pay a mover and moved everything themselves and pocketed the difference. Mr. Fletcher noted that staff received several complaints from movers who gave estimates and then the company moved itself. Mr. Fletcher stated that his preference is to take the lowest bid and just move all entities. Mr. Kravig stated that there might be some instances when a self-move would be beneficial, and staff could look at that on a case-by-case basis. In answer to Mr. McElhoe's question, Mr. Kravig further explained the problems with moving and paying for business signs. Motion to approve by Ms. Frazier; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

PROJECT UPDATES

Grand Wayne Center – Bonds for $4.3 million will be issued on March 19, 2002. The Grand Wayne Center Board will contribute an additional $2.0 million. Staff will make offers simultaneously to all parties, so no business has an advantage over the other. Staff is still in the process of assessing the possibility of moving the "fast-foods" one block to the west. A developer is trying to assemble that land. A decision will be made in the next three weeks. The whole process should take between six and eleven months. Hopefully, the real estate to be demolished will be available in about November 2002. The Grand Wayne Center intends to go out for bids in January 2003 and award bids in January or March.

Southtown Mall – Staff is still consulting with legal counsel concerning the remonstrance that was filed on behalf of the Sandor Development. One of the appraisals has been received and the other should be coming this week. These problems must be resolved before staff can submit a Confirmatory Resolution. A discussion of the Police/Fire Training Center ensued. The thought now is to locate that facility on the 75 acres immediately south of the Mall. Mr. Leatherman stated that area is adjacent and serves the targeted area, but is not in the Urban Renewal Area.

Falstaff – Mr. Leatherman stated that soon there should be substantial visual improvements to the outside that reflect what is happening on the inside. Current, Inc. is enthusiastic about the improvements that have been made. Improvements are being made both inside and out under the direction of their architect. There is money available from Redevelopment Commission funds to design and implement some new infrastructure around the Falstaff facility.

Summit Industrial Park II – Mr. Lindsay noted that during the construction phase, Brooks Construction placed conduit to facilitate telecommunications. When the driveway approach was being excavated for the Trane Company, their contractor encountered and broke some of the conduit. When Brooks went back and tested the elevation of the conduit, they discovered it was not buried deep enough. All conduit between the manholes has been or will be redone.

Centennial Industrial Park – Mr. Fletcher stated that the Flood Zone Mitigation has not been resolved. City Utilities is having some problems with the DNR, so they have not approved the City's plan. Dave Ross is working on the plan with the DNR but the Commission cannot do any water retention work to help mitigate any flooding until the plan is approved by DNR.

OTHER BUSINESS

Resolution 2002-24
Approving an agreement for wetland mitigation and compliance monitoring services

Mr. Lindsay noted that there are two detention basins in Summit Industrial Park II. There could be some change in IDEM legislation in the future. The current law requires five (5) years of monitoring of wetland mitigation for stormwater detention basins. Staff is recommending that the agreement be approved for two years and revisited for 2003. The Owners' Association may be in place at that time and this cost will be incurred by that entity. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Downtown Plan

Mr. Fletcher noted that the Downtown Plan is proceeding with HNTB and Mike Higbee. The Downtown Cultural entities want to do an additional plan so they can have some input into the planning process. The cost will be approximately $30,000. Staff feels that it is prudent for the Redevelopment Commission pay for a concurrent study to get it completed in a timely manner. Mr. Guerin explained the Arts are an important focus of the Downtown Plan. Other communities that have significant investments in Arts and Culture have received substantial returns from completing a plan of this type. Mr. Fletcher would like to get two additional bids on the project. The Arts plan would be much more modest than the Higbee Plan and could be completed before Higbee presents his plan in July. The Commission members agreed that doing the Arts study was something that needed to be done. There will be an open forums on March 25 at which times the consultants will present a visual framework for what the Downtown will look like in 20 or 30 years.

ADJOURNMENT

Motion to adjourn by Sullivan; seconded by Ms. Frazier. Motion carried unanimously without further discussion. Meeting adjourned at 5:30 p.m.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted April 15, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
April 15, 2002

TIME: 5:05 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 5:05 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Christopher Guerin
Elisia Frazier

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Loren Kravig, Redevelopment Specialist
Greg Leatherman, Brownfield Manager
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: George Pappas

APPROVAL OF CLAIMS: Motion to approve February 2002 claims by Ms. Frazier; seconded by Mr. Sullivan. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve March 18, 2002 minutes by Mr. Guerin; seconded by Ms. Frazier. Motion carried unanimously

NEW BUSINESS

Resolution 2002-25
Approving a Development Agreement with Kaman Corporation, new owner and developer of the Gaskins Building site.
Mr. Fletcher introduced George Pappas, the new owner and developer of the Gaskins Building. Mr. Fletcher noted that Mr. Pappas was previously before the Commission concerning a tax abatement for the construction of a parking garage on the site. Redevelopment Commission staff asked that a design be developed for the façade of the building that would be compatible with the surrounding area. In addition to the building renovations, Mr. Pappas has agreed to do sidewalk and curb improvements. Staff verbally agreed to assist with $40,000 for some of the infrastructure improvements. Because the staff asked that certain design changes be made to the façade of the structure and additional foundation work be added that would support two (2) additional floors, the additional cost to Mr. Pappas was estimated to be approximately $32,000. Mr. Fletcher stated that he agreed to provide funding for $29,000 of the improvements. Mr. Pappas displayed a set of plans for the building and explained the improvements he intended to make. He noted that the foundation would now support two additional floors for office, residential or parking space. Additionally the façade was improved with the help of Tom Cain of the planning department and Kelty Taylor Design. The two access gates to the garage will open horizontally from either Washington Street or the alley. Mr. McElhoe asked about the access from the alley and Mr. Pappas stated that the actual structure is set back 4½ feet from the alley to provide additional turning distance. Mr. Pappas intends to begin construction in two weeks. The total amount to be reimbursed is $69,000, which includes the infrastructure improvements ($40,000 for the infrastructure, $29,000 for the façade). Mr. Fletcher noted that the consultant hired to develop a downtown revitalization plan is developing some urban design standards to be incorporated into future developments. Motion to approve by Ms. Frazier; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-29 was taken out of order to facilitate time constraints.

Resolution 2002-29
Approving plans for the development of a 60-space parking garage at the Gaskins Building site in the Civic Center Urban Renewal Area.
The plans were discussed while considering Resolution 2002-25. Motion to approve by Mr. Guerin seconded by Ms. Frazier. Ms. Frazier asked about the discrepancy in the amount of parking spaces in 2002-29 vs. 2002-25. Mr. Pappas stated that the equipment that will be required to open the gates may change the number of available spaces. He suggested that

the minimum number of spaces will be 56. Mr. McElhoe suggested that the resolution be changed to read "at least 56". The change was "inked in" to Resolution 2002-29. Motion carried unanimously without further discussion.

Resolution 2002-26
Approving a contract for title services in the Civic Center Urban Renewal Area, Amendment X.
Mr. Fletcher explained the process used to secure the bids. Mr. Kravig noted that staff feels very comfortable with First Land Title Insurance Company and 3 Rivers Title Insurance Company, both of whom submitted bids. Contracts for professional services do not have to be bid out; staff requested bids for the sake of propriety. Mr. Kravig also noted that title services must be completed before the condemnation process begins and to close on the real estate. Motion to approve by Ms. Frazier; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-27
Approving the necessary initiation of condemnation proceedings against certain owners of real estate in the Civic Center Urban Renewal Area, Amendment X.
Mr. Fletcher noted that the Director needs the approval of the Redevelopment Commission to file the necessary condemnations when it is appropriate. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Mr. McElhoe noted that the authority comes the fourth paragraph that states that the use of the power of eminent domain can be exercised if need be. Motion carried unanimously without further discussion

Resolution 2002-28
Approving a contract for landscaping and maintenance for Summit Industrial Park II.
Mr. Lindsay noted that staff solicited quotes for landscaping and related maintenance. Two responses were received. The use of the unit cost basis is a mechanism that enables staff to more effectively control the work being done and the timing. The contractor estimate is $13,500 for the season. Mr. Lindsay stated that he estimates the cost to be approximately $10,000. Commission staff has worked with Harlow in the past and has no hesitation working with them again. Mr. Lindsay will be in charge of ordering the mowing and related maintenance. Motion to approve by Mr. Guerin; seconded by Ms. Frazier. Motion carried unanimously without further discussion.

OTHER BUSINESS

Mr. Fletcher noted that Loren Kravig is leaving the Redevelopment Commission to become the Deputy Director of the Northeast Indiana Regional Coordinating Council (NIRCC) on April 22. Loren has been with the Fort Wayne Redevelopment Commission for 12 years and has done an excellent job.

Mr. Fletcher also noted that Greg Leatherman has accepted the position of Administrator of Neighborhood Code Enforcement. He will be staying within the Division of Community Development but moving to NCE offices on East Washington. Greg has been with the Commission for approximately 3 years and his presence will be missed. Greg's first day at NCE will be May 1.

Ms. Frazier asked about the progress being made in selecting a developer for Parcel B on the Bowser site. Mr. Fletcher replied that the committee is evaluating the development plans from the three developers that submitted plans. The committee members have visited sites where the same kinds of houses that are proposed for Bowser are located.

Motion to adjourn by Mr. Sullivan; seconded by Mr. Guerin. Meeting adjourned at 5:40 p.m.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted May 20, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
May 20, 2002

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:35 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Christopher Guerin
Elisia Frazier
Jack Scott

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT:
Paul Spoelhof, Planning Department
Tom Smith, City Council
Bertha Rogers, Hanna-Creighton Neighborhood Assoc.
3 men representing GCI and All-American Homes

APPROVAL OF CLAIMS: Motion to approve March 2002 claims by Mr. Sullivan; seconded by Reverend Scott. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve April 15, 2002 minutes by Mr. Guerin; seconded by Ms. Frazier. Motion carried unanimously

NEW BUSINESS

Resolution 2002-21
Approving the selection of a developer for Parcel B in the Bowser Avenue Urban Renewal Area.

Mr. Fletcher reminded the members about the RFP process and noted that there were three (3) responses. Paul Spoelhof explained that the proposals were received in March and varied considerably in scope and marketing strategies. The selection committee was most impressed by the proposal submitted by General Construction of Indiana and All-American Homes. Site visits confirmed that the quality of the All-American Homes and enthusiasm for the project were superior to the other respondents, who proposed on-site, stick-built homes. The Committee was also very impressed with the GCI and All-American proposal that placed significant emphasis on community involvement in the design and marketing of the homes. Mr. Fletcher noted that staff will negotiate a contract with GCI and All-American Homes. The Redevelopment Commission/City will be responsible for the development of the infrastructure and the necessary engineering. An agreement should be completed within 30 days. Housing construction could begin as early as this fall but could be delayed and have to be started in early Spring 2003. Infrastructure construction would be built accordingly. Mr. Fletcher also noted the presence of Tom Smith representing City Council and Bertha Rogers, President of the Hanna-Creighton Neighborhood Association. Mr. McElhoe asked about the square footage of the proposed homes and Mr. Spoelhof stated that preliminary designs are for homes of approximately 1,300 square feet, but All-American homes could build larger homes at an additional cost. Briefings from realtors in the area suggested that this size home is the competitive and marketable size for the area. There will be focus groups of potential buyers with the builders to determine the square footage of the homes that would be built on the site. The 1,300 square foot home would range in price from $96,000 to $100,000. Reverend Scott asked how the homes are designed and a representative from All-American Homes stated that they are all two stories, and include a one-car garage. The Commission members noted that the homes would be more marketable if they included a two-car garage. Mr. Spoelhof also noted that the homes will be built on a crawl space which would allow easier and less-costly conversion to a basement foundation. There is the potential for a maximum of 24 lots on the parcel. In answer to Mr. Sullivan's question, Mr. Spoelhof stated that a model home to serve as offices will be built and another spec. home would be built. The focus groups need to begin soon. Councilman Smith noted that because of parking constraints in the area, the homes would be better served by a two-car garage or a neighborhood parking area. Ms. Rogers stated that there are parking constraints in the area and that she would be in favor of some

common parking areas. Motion to approve by Ms. Frazier; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-31
Approving an expenditure for surveying services in Summit Industrial Park II.
Mr. Lindsay explained that Terry Cornelius, the attorney for the former owners of the land that has become Summit Industrial Park II, incurred a fee for an additional survey of the land to satisfy concerns regarding the acreage listed in the first survey done by Karst. The additional survey added approximately 0.7 acre to the original survey and increased the net proceeds to the landowners by $16,000. Staff was aware of the issue but was not aware the cost of the survey had not been resolved until March 2002. The second survey results were used as the basis to compensate the owners at closing in August 2000 and staff decided to go forward with the cost sharing ($600.00 each) of the survey since it had been used to determine the amount paid to the owner. Motion to approve by Reverend Scott; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-32
Ratifying and approving an expenditure for the funding of downtown plan for the City of Fort Wayne.
Mr. Fletcher noted that the Commission verbally agreed to help fund the Downtown Plan in the amount of $30,000.00. Pam Holocher, co-director of the Planning Department stated that in March 2001, the Downtown Initiative was established to address the needs of Downtown, specifically, at that time, the Downtown Arena, Natatorium and other related developments for the next 20 to 30 years. In May 2001, there was funding put aside to establish a development plan for Downtown. After the staff meetings, a decision was made that a definite plan needed to be developed by an outside consultant with community input. DCI (Development Concepts, Inc.), teaming with HNTB, was selected to develop the plan. This group has developed impressive plans for other cities and staff believes they have a grasp of the needs for Fort Wayne. On June 26, the consultants will present their proposals and ask for the community input. The consultants will develop an action plan and timeline, financing tools and delineate what entity would implement the proposed projects. The final initiative should be complete and presented by the end of August. Mr. Fletcher noted that since most of downtown is an Urban Renewal Area, the Commission will have to approve any development plans. Ms. Holocher noted that the Downtown Improvement District is very supportive both monetarily and vocally. The first phase of the planning amassed approximately $130,000 from the City, County and the Fort Wayne Community Foundation; of that amount about $40,000 was spent, leaving approximately $90,000 for the second phase. Also for the second phase, City Council, Downtown Improvement District and the County contributed additional funds. Responses from 600 people surveyed indicated their major concerns were parking and traffic circulation, the perception of crime, and the need for more use of the rivers and/or a place to interact with the family. There still seems to be some interest in downtown sporting activities. Mr. Fletcher noted that the last downtown plan was done in 1985 as a 20-year plan and that most of that plan has been implemented. The $10.225m infrastructure bond has $2.5m set aside for the downtown area; the City is waiting until the plan is complete to decide what will need to be done. Ms. Holocher stated that the bond issue money can be leveraged to bring in additional funds from the private sector. Mr. McElhoe asked if the consultant is available for follow-up after the plan has been submitted. Ms. Holocher noted that since the consultant has been intimately involved in this projec, they might be hired to do other studies or analyses. Mr. Fletcher noted that there have been responses to the Arts and Culture Study and when complete that study will tie into the Downtown Plan. Ms. Holocher also noted that there is a very good possibility that the City and the County will do a combined Comprehensive Plan, which will be the first time this has been done. The Downtown Plan should have significant impact on the joint plan. Mr. Guerin stated his excitement and impression of the consultant's ideas and their "out-of-box" thinking. Motion to approve by Mr. Guerin; seconded by Ms. Frazier. Motion carried unanimously without further discussion.

Resolution 2002-33
Ratifying and approving a contract for professional services with BBK Ltd. Anderson Economic Group.
Mr. Fletcher stated that a development plan for the OmniSource property has been on-going for approximately six months. Mansur from Indianapolis is the potential developer for the property. Demand for the property; whether it be residential, light industrial and/or commercial/retail, needs to be identified. Staff submitted a RFP and received three responses. BBK, Anderson Consulting was the lowest and best bidder and they have worked with Mansur on several occasions. OmniSource have agreed to pay half the cost of the study. The Redevelopment Commission will enter into a contract with BBK for $9,000.00 and bill OmniSource for $4,500.00. The components of the research will include investigating the market related to the demand for the property and making some assumptions about what part of the market the downtown could capture. The City is committed to do some infrastructure improvements and OmniSource could be a partner;

there is a possibility that they might build their corporate headquarters on that site. Housing could be a component of the plan, condominiums, apartments or single family residences. Mr. McElhoe asked if there are environmental concerns regarding the property and Mr. Fletcher responded that Ben Eisbart has stated that the environmental hazards are small on the property and he submitted a letter to the Commission that the property is clean with only small pockets of potential contamination. Motion to approve by Mr. Sullivan; seconded by Ms. Frazier. Motion carried unanimously without further discussion.

Resolution 2002-34
Approving a proposal for professional engineering services for the development of Parcel B of the Bowser Avenue Urban Renewal Area.
Mr. Fletcher stated that an RFP was issued for the design for infrastructure on Parcel B. The developers, GCI/All-American Homes will not be able build a house on the first lot before October 2002 or possibly Spring 2003. The Redevelopment Commission will place the above-ground infrastructure in Fall 2002. Donovan Engineering was the low bidder for the project. The Commission has hired Donovan for past projects and has been satisfied with their work. Motion to approve by Ms. Frazier; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

PROJECT UPDATES

1. Grand Wayne Center – the owners of the Arby's property, the Keenan Hotel Trust, have agreed to sell the land for the offered price. The owners of the Arby's building have hired Ice Miller from Indianapolis to represent them and Mr. Fletcher anticipates that condemnation will have to filed. Staff is meeting with the attorney for the McDonald's property. They have indicated that the offer is acceptable. They are doing their appraisal now and should have that in hand in the next few days. Taco Bell is asking approximately $800,000 to $900,000 more for their property than we are offering. We will file condemnation by the first of June for the Taco Bell property. Mr. Fletcher has met with Joe Christoff regarding his property and he is going through his appraisal process and would not share those appraisals with staff. There has been no communication with Mr. Druley at this point. He is looking at property to the east. Mr. Krull has stated that the Library parcels will present no problems. He also would like to be a partner in a parking structure. Mr. Guerin expressed his concern about the design on the north side of the GWC structure and its apparent "turning its back to downtown." Mr. Fletcher stated that some discussion has taken place concerning this design. There has been discussion about erecting some feature, i.e., a fountain and/or landscaping. The Downtown Committee was unhappy with the window design of the north side; the comment was that they looked like the windows on the new jail. It will be difficult to "soften" the dock area. Mr. Fletcher has asked MSKTD to put together a scope of services that would address the design; the Commission might be able to use part of the $2.5m to fund some consulting work, both at the Grand Wayne Center and in the surrounding area. Mr. McElhoe asked about the land to the west that might accommodate the fast foods. Mr. Fletcher stated that George Huber is still trying to assemble the land.
2. Arts & Culture Study – Mr. Guerin stated that the RFP was sent out and a group will be assembled to make a recommendation on the selection next week. There should be at least two responses coming. The time constraints are very tight.
3. State to Fernhill corridor owned by the Commission – Mr. Lindsay noted that some of the neighborhood associations that bisect the land are concerned about traffic on the corridor. There has been a petition request to stop motorized vehicle traffic on that strip of land. Staff has asked for a letter from the Irvington Park Neighborhood Association stating their support of the request. The complainant is asking for signage to legally limit the use to pedestrian and non-vehicular traffic.

Motion to adjourn by Mr. Sullivan; seconded by Ms. Frazier. Meeting adjourned at 6:00 p.m.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted: June 17, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
June 17, 2002

TIME: 4:30 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:35 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Christopher Guerin
Jack Scott
Absent - C. Elisia Frazier

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: None

APPROVAL OF CLAIMS: Motion to approve April 2002 claims by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve April 15, 2002 minutes by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously

OLD BUSINESS

Resolution 2002-30
Approving an Intergovernmental Agreement with the Board of Public Works for infrastructure projects.
Mr. Fletcher distributed the negotiated agreement, to date, with the Board of Public Works. Mr. Fletcher noted, and Mr. Wernet concurred, that there will be minor changes to the agreement, which delineates some of the infrastructure work to be paid for by the $10.225m bond issue. Motion to approve subject to minor changes to the Intergovernmental Agreement by Reverend Scott; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

NEW BUSINESS

Resolution 2002-35
Ratifying and approving an expenditure for soil and necessary documentation on Parcel A of the Bowser Avenue Urban Renewal Area.
Mr. Fletcher explained that the Wallick Group wants to begin construction soon on the senior housing they will be building on the Parcel A. IDEM is requiring more documentation and the possible removal of more soil from the site. AVANT Group has completed the Risk Assessment and submitted their findings to IDEM, who is reviewing them now. AVANT Group is the only local company who is qualified to Risk Assessments and proper documentation. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-36
Approving a contract for environmental remediation and soil sampling on parcel A of the Bowser Avenue Urban Renewal Area.
Mr. Fletcher noted that the soils in question will be removed and replaced with clean, compactable soil. He estimates that the cost will be approximately $10,000, plus dumping fees. Mr. McElhoe asked if the soil could be remediated and Mr. Fletcher replied that staff is not certain that the soil even needs to be removed, but to expedite the project, the most prudent action is to remove and replace the soil. The Wallick Company, because of the tax credits issued, has a strict timeline for the completion of the housing project. The site more than likely now meets residential standards, but staff is sure that when the soil is replaced, it will definitely meet standards. Motion to approve by Reverend Scott; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-37
Approving a contract with SCS Environmental Consulting for soil removal on Parcel A of the Bowser Avenue Urban Renewal Area.
This resolution was discussed at the same time as 2002-36. Motion to approve by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-38
Approving the selection of AMS as consultant for the Downtown Arts and Culture Study.
Mr. Fletcher reminded the Commission of the RFP that was issued for the Study and approved in the amount of $30,000. There were three responses to the RFP. The Committee that was formed to evaluate the respondents recommended AMS as the lowest and best bidder after interviews and checking references. Mr. Guerin, who was on the selection committee, noted that the least expensive firm didn't have the expertise or depth of experience that the committee felt was necessary for this project. The Study will be turned over to Mike Higbee and HNTB to be included in the Downtown Revitalization Plan. A discussion of timing for a preliminary draft ensued and it was decided the ask that a preliminary draft be delivered by August 15, 2002. Motion to approve by Reverend Scott with the change in the contract stipulating timing for the preliminary draft; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-39
Approving the collection of tax increment from real estate located within the Civic Center, Summit Industrial Park, Centennial Industrial Park, Jefferson/Illinois Road, Washington Center/Coldwater Road and Baer Field tax allocation areas.
Mr. Lindsay explained that approval of this resolution would set in motion the annual notification to the Auditor for the collection of tax increment to fund redevelopment projects and related incidental expenses. The only change from previous years is adding the Washington Center /Coldwater Road allocation area to fund the intersection improvements, i.e. signalization, marking, and curbs. Mr. Fletcher reminded the Commission that this is a Board of Public Works project, but the Redevelopment Commission will be funding some of the improvements. Mr. Fletcher noted that changes in legislation may limit the Commission's ability to collect tax increment in the future. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

PROJECT UPDATES

1. Grand Wayne Center – The design process is continuing and staff continues to talk with the property owners on the "fast food" block and other property owners identified for acquisition. Closing on the first real estate should be within a month. Discussion concerning making a more dramatic landscape on the north side of the building and softening the dock area on the west side continues. The City would like to see a downtown landscape plan that would tie into the Grand Wayne Center expansion.
2. Arts & Culture Study – As soon as AMS has a contract in hand, they will work.
3. Northriver Market Analysis – BBK was hired as the consultant. They will be delivering a draft of their market study within the month.

Mr. McElhoe noted that on June 26 there will be a public information and input forum concerning the Downtown Plan during the early afternoon and in the late afternoon.

Motion to adjourn by Mr. Sullivan; seconded by Reverend Scott. Meeting adjourned at 5:10 p.m.

Fort Wayne Redevelopment Commission

Jack Scott

~~Christopher Guerin, Secretary~~
JACK SCOTT, ASSISTANT SECRETARY

Adopted: August 26, 2002

RESOLUTION 2002-42

RESOLUTION OF THE FORT WAYNE REDEVELOPMENT COMMISSION, GOVERNING BODY OF THE CITY OF FORT WAYNE DEPARTMENT OF REDEVELOPMENT, APPROVING A SECOND AMENDMENT TO A CONTRACT FOR THE SALE AND DEVELOPMENT OF REAL ESTATE

WHEREAS, on 19 March 2002, the Fort Wayne Redevelopment Commission approved an Agreement for the Sale and Development of Real Estate with the Greater Progressive Community Development Corporation and Partnership Equities, Inc. for the development of Parcel A, Bowser Avenue Urban Renewal Area into a 50-unit affordable senior housing project; and

WHEREAS, on 22 March 2001, said agreement was amended by mutual consent and agreement of the signatories; and

WHEREAS, Redevelopment Commission staff negotiated a second amendment to the aforesaid contract for the Sale and Development of Real Estate (Exhibit A), which delineates $137,974.20, plus Change Orders not to exceed $5,000, in public infrastructure improvements and related costs for Parcel A that the Redevelopment Commission is willing to reimburse the developer, Phoenix Manor, L.P., as public assistance to the project; and

WHEREAS, said public infrastructure improvements include earth work, sanitary sewer installation, storm water line replacement, water line replacement, curb work and concrete removal on site; and

WHEREAS, said Amendment 2 has been reviewed by staff and legal counsel, who recommend Redevelopment Commission approval of same.

NOW, THEREFORE, BE IT RESOLVED by the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, that:

1. The Fort Wayne Redevelopment Commission hereby approves Amendment 2 to the Contract for the Sale and Development of Real Estate, Parcel A of the Bowser Avenue Urban Renewal Area.

2. The Executive Director is authorized to make minor changes in consultation with legal counsel and to execute said agreement accordingly.

3. The Executive Director is authorized to disburse a sum not to exceed $142,974.20 to Phoenix Manor, L.P. upon completion and acceptance of the work delineated in Exhibit A and upon presentation of a property documented claim.

FORT WAYNE REDEVELOPMENT COMMISSION

Steven E. McElhoe, President

~~Christopher Guerin, Secretary~~
JACK SCOTT, ASSISTANT SECRETARY

ADOPTED: August 26, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
August 23, 2002, 2002

TIME: 4:30 p.m.

PLACE: City County Building – Room 840

CALL TO ORDER: Mr. Guerin called the meeting to order at 4:35 p.m.

ROLL CALL: Christopher Guerin

STAFF PRESENT: Ronald R. Fletcher, Executive Director
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: None

NEW BUSINESS

Opening of bids for soil work on Parcel A of the Bowser Avenue Urban Renewal Area

Two bids were received as follows:

Martin Services, Inc.		5.45 per cu. yd.
	Alternate	3.50 per cu. yd.
Bunn Excavating, Inc.		5.30 per cu. yd.
	Alternate	15.00 per cu. yd.

The bids were opened and checked for proper enclosures. Mr. Fletcher noted that Bunn Excavating, Inc. did not submit a drawing or map indicating where the soils were to be deposited. Further, Bunn did not include a map indicating the source of the new soils to be brought onto the site. Bids were taken under advisement and the bidders will be notified after review.

The meeting was adjourned at 4:40 p.m.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted: October 21, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
August 26, 2002

TIME: 4:30 p.m.

PLACE: City County Building – Room 940

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:40 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Elisia Frazier
Jack Scott

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: None

APPROVAL OF CLAIMS: Motion to approve May 2002 and June 2002 claims by Mr. Sullivan; seconded by Reverend Scott. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve June17, 2002 minutes by Mr. Sullivan; seconded by Reverend Scott. Motion carried unanimously

NEW BUSINESS

Mr. Fletcher introduced Julie Sanchez, Redevelopment Specialist who has been hired for the position previously held by Loren Kravig. Julie has been with the Department of Economic Development as a Finance Specialist for 6 years.

Resolution 2002-40
Approving an Intergovernmental Agreement with the Board of Public Works for public infrastructure improvements in the Washington Center/Coldwater Road EDA

Mr. Fletcher noted the street improvements planned for the intersection of Washington Center and Coldwater Roads. Originally, the Redevelopment Commission agreed to pay the engineering costs. Bids were estimated at approximately $460,000; they came in at $530,000. The low bidder was Brooks Construction. The resolution committed an amount not to exceed $550,000 for the construction. There is approximately $360,000 left on the Bond Issue for the Coldwater Crossing project and with Tax Increment for the year 2003, we should be able to complete the project. The agreement states that the Commission is only responsible for as much funding as the Tax Increment generation allows. The Board of Public Works will pay for the project up-front and we will reimburse them. Mr. McElhoe asked when the proposed completion date was and Mr. Fletcher noted that the project was estimated to be completed in 90 days from the onset. Motion to approve by Ms. Frazier; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-41
Approving a contract with HNTB for the development of a streetscape/landscape concept for southwest downtown Fort Wayne

Mr. Fletcher noted that invitational bids were sent to consultants. Bids were invited from HNTB and Ratio Architects. Although Ratio Architect's bid was lower than HNTB, the Executive Director and the Director of Community Development felt that HNTB could deliver a superior product. Ratio included reimbursables that represented time needed to bringing their staff up-to-date on happenings in Downtown Fort Wayne. HNTB has been in negotiations for the way-finding portion of the Downtown plan. HNTB will be looking outside the right-of-way to suggest some other elements to lessen the impact of the north wall of the Grand Wayne Center and enhance the Washington Street corridor.

Mr. Fletcher noted on a map the area that will be designed and other areas where the same theme could be used downtown. Mr. Sullivan asked if the Commission has a obligation to award the contract to the lowest bidder and Mr. Wernet noted that there are circumstances were, after justification, a contract can be awarded to a company that does not have the lowest bid but is determined to be a more responsive and best bidder. A discussion ensued concerning previous infrastructure work done in the Downtown. Motion to approve by Reverend Scott; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-42
Approving a second amendment to a contract for the Sale and Development of Real Estate

Mr. Fletcher reminded the Commissioners that the Commission contracted with the Wallick Companies to deliver a developable site for the $6 million senior housing development on Bowser Parcel A. According to soil engineering consultants, the soils would not compact to the degree needed to install footers for the buildings. Excavation needs to done to a depth of 6 feet and all the soils replaced, the soil will then be dumped and new compactable soil brought in. The agreement also states that the Commission will commit to do internal development and infrastructure improvements. Construction should start in September of this year. Material has been ordered so that construction can begin in a timely manner to satisfy the investors and the tax credits that the Wallick Company has received. Motion to approve by Ms. Frazier; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-43
Ratifying and approving an expenditure for Utility relocation for Parcel A of the Bowser Avenue Urban Renewal Area

Mr. Fletcher explained that for construction to begin, the utility poles must be relocated. Motion to approve by Ms. Frazier; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-44
Approving the award of a contract for the removal, transportation and procurement of soils for Parcel A in the Bowser Avenue Urban Renewal Area

Mr. Fletcher noted that bids were received from Martin Service Systems Inc. and Bunn, Inc. for per cubic yard of soil removal and procurement. The City's Engineering Department agreed that excavating and bringing in new soil on a unit cost basis was the most efficient way to issue the RFP. The contractor will test the soil to make sure that the soil is compactable and meets the building standards. The Commission will not be liable for soils that are brought in. The RFP called for drawings or maps of the soil procurement area and the soil dumping area. IDEM approved the locations for the soils removed by Martin and will demand that the soils removed be covered. After some discussion, it was determined that Bunn, Inc. was a non-responsive bidder due to the non-submission of maps or drawings showing the source and destination of the soils. Plans call for moving the soil in mid-September. If the soil is compacted, the first concrete should be poured the third week of September. Ms. Frazier asked, if after the soil work is complete, IDEM would issue a "clean bill of health". Mr. Wernet stated that after a risk assessment, IDEM will issue a site status letter that states that the site is satisfactory to their standards and no further work needs to be done. Motion to approve Ms. Frazier; seconded by Reverend Scott. Motion carried without further discussion.

PROJECT UPDATES

Grand Wayne Center – Mr. Fletcher noted that new timelines are being created for the purchase of the properties. The Commission acquired the Keenan Trust property, which is the site of Arby's Restaurant. Within the next two weeks, staff should complete a deal with McDonalds. All the points of the purchase agreement have been completed and Mr. Wernet has sent the final draft to their attorney in Chicago. The final negotiation will involve a difference in the purchase price. Mr. Wernet and Mr. Fletcher will be meeting in Indianapolis with Taco Bell and Arby's representatives. If the meeting is too late in the month, the Commission Attorney will file condemnation which will initiate court-ordered appraisals, assuming public purpose is not challenged (which is not anticipated). The Commission can then take possession of the property. Burkhart Signs wants to have their sign, located on Webster and Jefferson, relocated in the district at their cost; but there is a problem with moving signs within the district. Mr. Wernet stated that there are some First Amendment Rights that will have to be investigated. Mr. Fletcher stated that Mr. Krull of the Library stated that there would be no problem acquiring the Library parcel. A hotel developer from Florida is interested in building a full-service hotel downtown. McDonalds has purchased the property on

southwest side of Jefferson and Fairfield and final approval of the development plan from the Plan Commission is expected to be complete at tonight's meeting. Most of the fast food restaurants would like to locate in the next block to the west. On the average, 50% of the trade for the fast foods, is drive through traffic.

Arts & Culture Study – There have been two meetings with Arthur Greenberg and a third is scheduled for September 26. AMS is analyzing data from five different communities to discover the sources of funding used and using that as a basis for recommendations. Arts and Culture entities will be a major factor in the Downtown Plan. They objected to a district called "The Arts District", so AMS is looking at an "Entertainment District". The names are not definite. There is some concern that the Committee members are from the Arts and Culture entities and do not represent the community as a whole.

Northriver Market Analysis – Mr. Fletcher distributed a response to the first analysis presented by BBK. The letter states that the analysis was incomplete and asks for more data and the basis for the assumptions made.

Railroad Right-of-Way State to Fernhill – the Redevelopment Commission purchased the former railway property, 100 feet in width, in 1994; Kelley Wrecker Service is now encroaching on the land by extending their junk yard to the apparent center line of the Commission's property. Staff has been aware of that for approximately 1 year. Kelley's takes the position that vacated the land reverts to the adjacent property owners. Kelley's position is that they are an adjacent owner. In this case, the Redevelopment Commission bought the land and has a title insurance policy. Mr. Fletcher noted that Mr. Wernet will write a letter to Kelley's attorney stating that our position is that we own the land and they are encroaching on Redevelopment Commission property. Mr. Fletcher also distributed a letter from an adjacent property owner to the Commission stating his concern about the property being used as a warehousing facility for cars that have been towed.

Miller Valentine Group – staff is in possession of a Letter of Credit from Miller Valentine Group for approximately $80,000. The Commission entered into an agreement with the Miller Valentine Group when Expressport was built (immediately north of Baer Field). That agreement included a subsection concerning the Tax Increment generated by the development and Commission approval of Miller Valentine Group's 10-year tax abatement for the property. The agreement provided that in return for Fort Wayne Redevelopment Commission approval of a 10-year tax abatement, Miller Valentine Group would contribute funds (per a scheduled agreement) toward infrastructure improvements in the Baer Field Economic Development Area. The Commission entered into a contract with the County to do additional infrastructure in or affecting the Baer Field Economic Development Area, if money were available. Miller Valentine has not leased the building at the levels they expected. They now owe the Commission $123,000. The Letter of Credit expires on December 31, 2002. The Commission has the ability to call the Letter of Credit, waive the debt or partially waive the terms of the agreement.

ADJOURNMENT

Motion to adjourn at 6:15 p.m. by Ms. Frazier; seconded by Mr. Sullivan. Meeting Adjourned.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted September 16, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
October 21, 2002

TIME: 5:05 p.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 5:05 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Christopher Guerin
Elisia Frazier
Jack Scott

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Craig Berndt, Brownfield Manager
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT:
Elissa McGauley, Economic Development Specialist
Michael Lombardi, Fort Wayne Foundry
Henry Najdeski, Barrett McNagny
Jon Bomberger, Baker & Daniels
John Stafford, Sagamore Associates

APPROVAL OF CLAIMS: Motion to approve July 2002, August 2002 and September 2002 claims by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve August 23 and August 26, 2002 minutes by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously

NEW BUSINESS

Mr. Fletcher introduced Craig Berndt, Brownfield Redevelopment Manger who has been hired for the position previously held by Greg Leatherman. Craig was the Director of the Auburn Indiana Planning Department before taking the Brownfield position here.

Resolution 2002-45
Allowing the designation of property as an Economic Development Area for Fort Wayne Foundry Corp. in the Centennial Industrial Park Urban Renewal Area
Elissa McGauley introduced Michael Lombardi, CFO of Fort Wayne Foundry. Mr. Najdeski, counsel for Fort Wayne Foundry, noted their application for tax abatement is for additional manufacturing equipment that will be used in a new machining line required by a General Motors contract. Mr. Lombardi stated that Fort Wayne Foundry manufactures aluminum intake manifolds used in GM automobiles. Currently the foundry design-casts, machines and assembles components for those manifolds at the Centennial Park location. GM redesigned the manifolds and Fort Wayne Foundry was awarded the contract to produce the new manifolds. The new machines are high-tech dial machines as opposed to the CNC machines that were previously used. The new machines will cost approximately $14 million. Approximately 60 people are needed to support the new machinery; these 60 jobs are at stake if this machinery is not used for the GM production. The old machinery will be scrapped in 2004 when the new machine line is fully phased in. The completion date for setting the machinery for production will be in March 2003; the new contract with GM continues through calendar year 2008. The average payroll per person, without benefits, is approximately $35,000. Mr. Fletcher noted that the Commission is collecting a fixed amount of tax increment in Centennial Industrial Park and any tax abatement would not jeopardize the tax increment. Motion to approve by Reverend Scott; seconded by Ms. Frazier. Motion carried unanimously without further discussion.

A discussion of the Grand Wayne Center ensued before Resolution 2002-46 was heard.

Grand Wayne Center – Mr. Fletcher explained that because of the Bond Issue for the expansion, he thought that it would be appropriate for Mr. Bomberger and Mr. Stafford to explain what processes will be required for approvals during the acquisition and construction phases. Mr. Stafford distributed copies of the Grand Wayne Center timetable. He noted that there has been a lot of activity with the project as the design element is complete. Cost estimates will be finalized by November, which will put the Commission in a position to move rather quickly over the next five months to bring the land acquisition, design and financing together so the project can be bid in February or early March. The hope is that contracts can be awarded about the first of May. He explained that Mr. Bomberger is the Commission's and Redevelopment Authority's legal advisor for the Bond issue. Mr. Bomberger explained the schedule, noting the financing involves a blend of various revenue sources that require their own approval process. The financing devise is a lease, but the lease revenue and the revenue needed to pay the lease payments is drawn from various sources. Over the next several months, until the bond sale begins, the Commission will need to run the various processes through toward a complete authorization for the bonding that is now scheduled for May 2003. The timetable is chronologically designed but Mr. Bomberger explained the process by players as follows: The Mayor has made appointments to the Redevelopment Authority, which will be responsible for approving their side of the lease transactions primarily in November and December of 2002. The Commission will also be involved in approval of the lease in November and December. The Fort Wayne/Allen County Convention and Tourism Authority will put forth a pledge of the Grand Wayne Center revenue and approve a Memorandum of Understanding in December. The Fort Wayne City Council will be responsible for approving the lease and approving CEDIT and Light Lease revenues in January 2003 at a public hearing, after the preliminary lease procedures have been completed. The County Council, as well as the County Commissioners, will be providing approval and pledge of CEDIT contributions to the project and a Memorandum of Understanding. Because of the type of financing being used, the lease must be approved by the local government control board at a hearing in February 2003. As that process proceeds, a bond sale is anticipated in April 2003 and closing on May 1, 2003. Mr. Bomberger then went through the process chronically as indicated on the handout. He indicated that the lease rate will not be determined until the bond sale is completed. The lease rate will begin at the maximum rate and when the sale is completed the actual lease rate will be computed. Mr. Stafford mentioned that the design phase of the development is complete and construction drawings will be turned over to the Redevelopment Commission, as the Commission is the contracting entity. There will be weekly meetings during the construction phase with Commission and GWC staff. It appears that the General Assembly kept Tax Increment Financing in place and did not harm the mechanism. Revenues from the Professional Sports and Convention Area are being received. Mr. Fletcher reiterated that the Redevelopment Commission will be going out for bids and also reviewing the change orders. The Grand Wayne Center will appoint one person and the Redevelopment Commission will appoint another as key persons regarding the change orders before they are brought before the Commission. It is anticipated that change orders under a certain minimum will be approved without going before this Board. Ms. Frazier asked about the role of the Redevelopment Authority and Mr. Fletcher noted that the Redevelopment Authority will be the financing board for the bond issue and must remain in existence as long as the bond is outstanding. After the initial meetings, they will probably meet once a year. The Board can also be used for any other lease-financing project.

Resolution 2002-46
Authorizing the Executive Director to participate in mediation pursuant to real estate acquisition in the Civic Center Urban Renewal Area

Mr. Fletcher explained that someone in the mediation must have the authority to agree to a settlement. The mediation is open to any of the Commissioners who might want to attend. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-47
Ratifying and approving a settlement agreement with a certain owner of real estate in the Civic Center Urban Renewal Area, Amendment X

Mr. Fletcher noted that the settlement agreement with McDonalds has not previously been brought before the Commission because McDonalds held the agreement. Closing on the real estate should be soon. It is necessary to approve the agreement. The appraised value is $1.3 million and we have agreed to pay $1.325 million, which includes relocation fees. McDonalds has agreed to accept the appraisal on the immovable fixtures of $98,000 and they will be able to remove any of the fixtures that

they can use. Motion to approve by Ms. Frazier; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-48
Ratifying and approving a temporary site access agreement
Mr. Lindsay stated that Alt & Witzig, an engineering firm retained by MSKTD, needed to do 16 soil borings on property owned at the fast food parcels. The work has been completed. Motion to approve by Mr. Sullivan; seconded by Ms. Frazier. Motion carried unanimously without further discussion.

Resolution 2002-49
Approving a contract with HNTB Urban Design for the development of a way finding and signage plan for Downtown Fort Wayne
Mr. Fletcher noted that a way finding study needed to be completed in conjunction with the Downtown Plan. HNTB is doing the Streetscape Plan and Mr. Fletcher and Mark Becker, Division Director, negotiated with HNTB to do the way finding. Their scope of services included a total cost of $44,960, including $15,000 for the graphics to be completed by a sub-contractor. HNTB has done several way finding projects – Florence, AL = $60,000 and Walt Disney World, not including graphics = $60,000. Mr. Fletcher noted that the price quoted seemed reasonable. A discussion ensued concerning way finding in other cities. The cost of the signage will be determined when the study is completed. Motion to approve by Ms. Frazier; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

PROJECT UPDATES

Arts & Culture Study – Mr. Guerin stated that the first draft has not yet been completed. Most of the research has been completed and it confirmed that Fort Wayne is lagging in investment in the Arts & Culture. Mr. Guerin felt that the study has been impressive so far. The conclusions will complement the entire Downtown Plan. Ms. Frazier asked about an Arts Complex and Mr. Guerin stated that plans call for a Barr Street Cultural Corridor. Mr. Fletcher stated that the Redevelopment Commission will be the implementer for the recommendations of the study.

Northriver Market Analysis – Mr. Fletcher noted that the market study is complete and recommends commercial and residential development. Mansur Group of Indianapolis is still interested in going forward with more on the project. There will be another layout of the infrastructure and topographic elements in the area. Costs estimates will then be developed accordingly.

Bowser – Mr. Fletcher stated that on Parcel A, non-compatable and clay soil has been excavated to depth of seven feet in some areas. The soils project is estimated to cost approximately $200,000. A discussion of the soils continued. The project should to be complete by December. Mr. Berndt noted that the primary plat will be heard on Parcel B by the Plan Commission today. There will be 24 lots with 2 new streets; 35 trees will be added to the landscape. New sewers will be installed along with sidewalks, curbs and gutters. All-American Homes will build the homes on the lots.

ADJOURNMENT
Motion to adjourn. by Mr. Sullivan; seconded by Ms. Frazier. Meeting adjourned at 6:20 p.m.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted November 18, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
November 18, 2002

TIME: Immediately following Executive Session.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 5:05 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Christopher Guerin
Jack Scott

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Craig Berndt, Brownfield Manager

COUNSEL PRESENT: John Wernet

OTHERS PRESENT:
Randy Rampola, Baker & Daniels
John Stafford, Sagamore Associates
Bob Lister, Grand Wayne Center
Chris Johnson, Crowe Chizek, Indianapolis

APPROVAL OF CLAIMS: Motion to approve October 2002, claims by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve October 21, 2002 minutes by Mr. Scott; seconded by Mr. Guerin. Motion carried unanimously

NEW BUSINESS

Resolution 2002-54
Approving a proposed lease between the Fort Wayne Redevelopment Commission and the Fort Wayne Redevelopment Authority for certain land and public improvements, approving preliminary plans, specifications and cost estimates, setting a Public Hearing on the proposed lease pursuant to IC 36-7-14-25.2 and authorizing publication of notice of public hearing.

Mr. Fletcher asked Randy Rampola of Baker & Daniels' Bond Counsel and John Stafford to explain the resolution and review the supporting documents. Mr. Rampola stated that the Redevelopment Authority has been formed and would be issuing the Revenue Bonds for the development of the Grand Wayne Center. The Redevelopment Commission would enter into an agreement with the Redevelopment Authority to serve as their agent to contract for the construction of the Grand Wayne Center. The Redevelopment Authority would hold all real estate and the Redevelopment Commission would lease the real estate from the Redevelopment Authority. All monies would flow to the Redevelopment Commission and would be used to pay the debt service on the bonds. He also explained that the Redevelopment Commission is the more integral part of the whole process since the Commission would be making the Bond payments. Mr. Rampola noted that there would be five to six income sources available to fund the lease payments. These include the Convention and Tourism Authority, local foundations, City Light Lease, City and County CEDIT funds and interest earned on bond money. Part of the Bond proceeds would be used to pay the $4.3 mill Bond BAN that was issued in early 2002 to complete the necessary acquisitions. He also said that capitalized interest would help pay costs until the Grand Wayne Center building is ready for occupancy and is running. He noted that the maximum lease term would be 30 years at an interest rate of 6%. It is anticipated that at the time the amount of the bond is set, the term of the lease would be 25 years and the interest rate would be 5% or less. The bonds would have a general obligation backup from the City of Fort Wayne, but it is anticipated that the backup would never need to be used. The excess revenues are anticipated to be 24% above the debt service if the interest rates remain below 5%. Mr. Bomberger stated that the anticipated debt service would be

approximately $7.0 million. It was noted that the largest contributors over the life of the bond will be the Downtown TIF District and the Grand Wayne Center. Bob Lister stated that construction documents are progressing and explained the configuration of the renovated Grand Wayne Center and especially the north façade and dock areas, as improved. Mr. Stafford noted that the construction budget estimate is $27.8 million, but the Convention Authority is working to reduce that number. Motion to approve by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-50
Declaratory Resolution for NorthRiver Urban Renewal Area

Mr. Lindsay began by outlining the process used to establish the urban renewal area and noted, if approved, a resolution would then be introduced to the Fort Wayne Plan Commission for their approval for general compliance with the Master Plan of the City of Fort Wayne; it would then be entered into the Common Council docket for deliberation and then for passage and then back to the Fort Wayne Redevelopment Commission for a public hearing and a confirmatory resolution. Mr. Lindsay explained that the OmniSource (NorthRiver) project has been contemplated for several years. He noted the boundaries of the project and explained that work on this project preceded the initial work on the Downtown Initiative and was an off-shoot of the downtown arena initiative. The key building blocks of this development are residential housing, such as loft housing, mid-to-high end apartments, similar to Three Rivers Apartments, and mixed-use commercial development. These developments could include corporate offices, light industrial, shops, restaurants, etc. interspersed with the residential development. A key component of this entranceway development would be the linkage of attractions and entities in an aesthetically and pleasing way in a greenspace setting that would enhance downtown revitalization. The owners of this 28-acre parcel have expressed their willingness to partner in this process and have given the Redevelopment Commission a letter indicating their desire to be part of the urban renewal area. The plan calls for a renaissance development for this entranceway into downtown Fort Wayne. Included in the plan is a portion of an old and unused rail spur owned by Consolidated Rail and leased by Schaab Metal Products that is proposed as the only acquisition. The OmniSource Corporation, zoned IN-3 Heavy Industrial, has been in business more than 30 years and in the business of recycling of metals, scrap metals of all types. OmniSource owns the entire tract except a tract owned by the Board of Park Commissioners along the river and the Conrail property (.25 acres). The Commission would reserve the right to acquire additional real estate as necessary under Indiana Code. The preliminary cost estimate of public project improvements is $2 million, funded by Tax Increment. One element that might be considered would be the extension of Putnam Street to Clinton Street if it complements the development. Mr. Lindsay noted the Blight Study and indicated the location of the pictures included in the study. Mr. Lindsay then recounted the factors of blight that are indicated in the study area and stated that the site is 90% vacant because OmniSource has been slowly moving the industrial activities to other sites in Fort Wayne, leaving only the Corporate Office intact. Mr. Lindsay noted that public improvements in the area are substantially deteriorated. BBK, the consultant hired to do a market study of the area, suggested that the Freight house on Fourth and Clinton and other large brick structures in the mid-block of Harrison that might be rehabilitated for potential retail and loft housing respectfully. Mr. Wernet noted the Redevelopment Commission would not be acquiring the 28 acres of OmniSource property; OmniSource would continue the ownership and would develop the parcel in cooperation with other developers. The only acquisition by the Commission would be the railroad property. Mr. Fletcher explained that the tax allocation areas must be established before December 31, 2002 to be eligible for Tax Increment Financing as it exists today. Mr. Fletcher noted that staff has been working with OmniSource to develop a plan. OmniSource and the Redevelopment Commission would partner in this development. Several vacant industrial buildings west of the Urban Renewal Area have been left out of the acquisition area and urban renewal plan to facilitate the approval of the urban renewal area before the end of the year. Mr. McElhoe asked about the liability associated with environmental contamination that might be on the property. Mr. Wernet assured the Commission that OmniSource would have the ability to correct any problems. Non-residential uses for part of the property were discussed including a sandlot field, ice skating arena or golf course. Motion to approve by Reverend Scott; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-51
Approving Change Orders 1 & 2 to a contract with Martin Service Systems, Inc. for additional work at Bowser Parcel A

Mr. Berndt explained that work on Phoenix Manor required the removal of old foundation concrete discovered during excavation. Change order #1 is for the removal and transportation of the concrete. Change order #2 is for gravel that needed to be substituted for non-compactable soil on part of the site; and gravel costs more than soil. Mr. Fletcher noted the cost difference between hauling dirt vs. gravel. Wallick Company will pay half the additional cost of the gravel above the cost of soil for Change Order #2. Motion to approve by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-52
Approving an agreement for professional appraisal services for real estate located within the Tillman Anthony Redevelopment Area

Mr. Fletcher noted that the Mayor continues to contemplate using the old Sears Building for a Fire and Police Academy. Since the building was not appraised during the last round of appraisals of Southtown Mall, Mr. Fletcher contracted with Ron Gettle to appraise the building at a cost of $6,000. Sears did not wish to donate the building for the Academy but offered to sell the building for $900,000. If the Commission desires to acquire the property, then an additional appraisal would be done for the Sears building. Motion to approve by Reverend Scott; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-53
Approving a modification to an agreement with Miller Valentine of Fort Wayne, Ltd.

Mr. Fletcher reminded the Commissioners of the discussion last month that suggested this modification. If the modified amount is not paid by December 20, 2002 then the Redevelopment Commission will call on the Letter of Credit presented by Miller Valentine. Staff recommends passage. Mr. Fletcher noted that Miller Valentine took a chance on development in that area when no one else would. A delay in opening the Dalman Road linkage to airport hurt the marketability of their facility. According the Miller Valentine, a misunderstanding concerning lease rates on the building also hurt the marketing of the building. Staff negotiated a settlement of $60,000. Motion to approve by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously without further discussion.

ADJOURNMENT

Motion to adjourn. by Mr. Guerin; seconded by Reverend Scott. Meeting adjourned at 6:40 p.m.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted December 16, 2002

FORT WAYNE REDEVELOPMENT COMMISSION
Public Hearing Minutes
December 16, 2002

TIME: 11:00 p.m.

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. Guerin called the meeting to order at 4:30 p.m.

ROLL CALL: Steven McElhoe
John Sullivan
Christopher Guerin

STAFF PRESENT: Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Craig Berndt, Brownfield Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: John Stafford, Sagamore Associates
Bob Lister, Grand Wayne Center

Resolution 2002-55
Authorizing the execution of a lease for certain land and public improvements on behalf of the City of Fort Wayne Indiana and regarding other related matters

Those speaking for the passage of the Resolution authorizing the execution of a lease for certain land and public improvements on behalf of the City of Fort Wayne Indiana and regarding other related matters

John Stafford (Sagamore Associates). Mr. Stafford stated that he is under contract with the Fort Wayne Allen County Convention and Tourism Authority. He spoke in favor of the resolution as an integral part of the Grand Wayne Center expansion. He noted that this is a fundamental tool for the financing of the project and is absolutely integral to the project.

Mr. Fletcher commented that the language that was presented at the last Redevelopment Commission meeting. Some blanks in the contract are now filled regarding the lease and things continue to evolve.

Those speaking against the passage of the Resolution authorizing the execution of a lease for certain land and public improvements on behalf of the City of Fort Wayne Indiana and regarding other related matters
Mr. McElhoe asked three times if there was anyone who would like to speak against the passage of the Resolution. There was no one present to speak against the passage.

Motion to adjourn the public hearing at 4:40 p.m. by Mr. Sullivan; seconded by Mr. Guerin. Meeting adjourned.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted January 21, 2003

FORT WAYNE REDEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
December 16, 2002

TIME: Immediately following the Public Hearing

PLACE: City County Building – Room 810

CALL TO ORDER: Mr. McElhoe called the meeting to order at 4:40 p.m.

ROLL CALL:
Steve McElhoe
John Sullivan
Christopher Guerin
Elisia Frazier

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Craig Berndt, Brownfield Manager
Joanne Reising

COUNSEL PRESENT: John Wernet

OTHERS PRESENT:
Jon Bomberger, Baker & Daniels
Tom Cain, Urban Designer, Planning Department

APPROVAL OF CLAIMS: Motion to approve November 2002 claims by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously.

APPROVAL OF MINUTES: Motion made to approve November 18, 2002 minutes by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously

NEW BUSINESS

Resolution 2002-55
Authorizing the execution of a lease for certain land and public improvements on behalf of the City of Fort Wayne Indiana and regarding other related matters.
Jon Bomberger noted that this resolution is the next step in the process for executing the lease through the Redevelopment Authority to pay for the Grand Wayne Center project. He explained that this resolution traces the steps already taken and evidences the actions that are under consideration today. The resolution authorizes the execution of the lease, makes findings as to the fair and reasonableness of the rent, provides for the fact that this project is not a controlled project for the purposes of the petition and remonstrance proceedings of the State Statutes, and to proceed to file the lease with the Common Council of the City of Fort Wayne. The filing is the next step pursuant to the timetable. Mr. Fletcher stated that the proforma presented at the last meeting is being constantly updated and shows that there is enough income to support these payments. As things progress and until the Bond is finally sized, the figures in the lease could change. Mr. Bomberger stated that when the Bond is sized, the figures that are in the lease will be amended to reduce the lease payments to the actual debt service requirements. Mr. Wernet stated that Commission, at previous meetings, has confirmed that the rental payments are fair and reasonable and also that it is not a controlled project and it is not anticipated that property tax will be used. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-56
Approving payment of assessments to the Midtowne Crossing Owners' Association and increasing the monthly parking rate to $73.00 per space per month
Mr. Lindsay explained that last year the Commission did not raise the parking rates even though the Midtowne Crossing Owners' Association increased their assessments between 4% and 5%. Redevelopment Commission assessments are paid from the parking fees collected from the tenants. The deficit for this year is approximately $1,000.00. Mr. Lindsay feels that this is a conservative increase that keeps the parking garage from running into a deficit and keeps the parking garage standing on its own.

Mr. Fletcher noted that because of an additional special assessment, the December 2002 payment was taken from the Capital Fund so that the Midtowne Parking Garage Fund did not start the year with a deficit. Mr. Fletcher would like to have the authority to lower the rate to $71 or $72 if it seems appropriate. Mr. Lindsay stated that this resolution also imposes a $10 late fee if the grace period per the lease is exceeded. Other parking garages charge $75 per month and Wells Fargo has a maximum rate of $110 and National City charges $85 with variance for proximity. Mr. Fletcher discussed the possibility of owning the Civic Center Parking Garage and using it as affordable parking for the general public to help generate more people coming downtown. The issue with the parking garage is the improvements that need to be made there will cost $1 million to $1.3 million. Motion to approve by Mr. Sullivan with the stipulation that the maximum would be $73 with the authority to the lower the rate; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-57
Approving Change Order #3 to a contract with Martin Service Systems, Inc. for additional work at Bowser Parcel A

Mr. Berndt explained that the estimate for the soil work was much lower than the actual costs have been. The total estimated yardage to be removed per the contract was 31,000 cubic yards, so far 44,000 cubic yards have been removed. Mr. Berndt estimated that there will be approximately another 900 cubic yards moved to complete the project. He has added a not-to-exceed total amount of $4,725.00 for the 900 cubic yards. A conversation ensued concerning the engineering estimates done for the site. Mr. Fletcher noted that the agreement with Wallick Company states that the Redevelopment Commission is to deliver a developable site, he feels that the Commission has more then delivered the site. The estimated total contract amount was $168,500 and now the total not-to-exceed amount will be $244,544.42. Mr. Fletcher noted that the entire project will cost about $6 million and the contribution of $244.544.52 is not out of line. Mr. Fletcher noted that on the Bowser B site, the City is doing borings with the hope of finding out what is there and then limiting the amount the city will contribute for site preparation. Motion to approve by Ms. Frazier; seconded by Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-58
Expending revenues generated by the Washington Center Coldwater Road Economic Development Area for purchase of trees and landscaping improvements

Mr. Fletcher reminded the members that the Commission is under contract to the Board of Public Works to do approximately $500,000 in public infrastructure improvements along Washington Center and Coldwater Roads. Funds for the improvements were generated thorough Tax Increment. Mr. Cain stated that earlier this year a discussion of upgrades to the area particularly near the intersection of Washington Center and Coldwater Roads resulted in a decision to add trees to the landscape from Clinton Street to Lima Road. An inventory indicated a need for approximately 204 trees. The majority of the trees that will be planted are Skyline Honey Locust, about 30 flowering crabapples and some White Ash. The total cost of the project is approximately $28,000. These trees are the kinds that are used throughout the city in locations such as this. Motion to approve by Mr. Sullivan; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

OTHER BUSINESS

Resolution 2002-59
Recommending approval of the rezoning of land in the Tillman Anthony Redevelopment Area

Mr. Fletcher stated that this parcel of land is northwest of the Southtown Mall property and indicated its location on a map. There would be a total of 84 units completed by Keller Development, Inc. The developer plans to build four multi-family apartments with eight (8) units each and the rest of the buildings will be duplexes. The Development is not an extension of Southbridge Apartments. The land is now owned by a trust. The Planning Commission cannot rezone the land until it receives Redevelopment Commission approval. The Mayor feels that the development would not interfere with the new Police-Fire Training Center, if that is in the future for the former Sears building. Motion to approve by Ms. Frazier; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-60
Approving and awarding a contract for the Grand Wayne Center water line relocation project
Mr. Fletcher noted that this is the first contract for the improvements to the Grand Wayne Center. Staff is finalizing an agreement with the Grand Wayne Center that will allow them to allocate the money necessary to complete the infrastructure relocations to the Redevelopment Commission. Mr. Wernet stated that since the financing is not complete, the Commission will enter into a reimbursement agreement with the Grand Wayne Center to pay the approximately $650,000.00 for the utility relocations. The utility relocations should be completed before April 13. The fast foods must be closed by April 13, 2003. W. A. Sheets Company, Construction Manager, assured staff that Geiger Excavation could manage the job per their bid of $28,000. The engineering estimate was approximately $30,000. Motion to approve by Mr. Guerin; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-61
Approving an expenditure for barricades in Summit Industrial Park II
Mr. Lindsay stated that barricades will be used on Innovation Court to discourage the dumping that has been happening in the park at the cul de sacs on the west and east. The intention will be to purchase two (2) barricades that don't move easily. The breakeven point between purchase and rental of the barricades is 215 days, so it would make sense to purchase the barricades because of the long-term development potential of the park. Motion to approve by Ms. Frazier; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-62
Authorizing the Executive Director to submit tax incremental Replacement Amount worksheets to the Department of Local Government Finance
Mr. Fletcher explained that the new tax restructuring removed part of the school rates, which was part of our tax increment. The Redevelopment Commission will lose approximately 16% of the tax increment to be collected if nothing is done to replace that money. The mechanism is in place to allow the Commission to replace those funds – it will be a rate approved by the State and added to the City rate. The Replacement Amount worksheets need to be submitted to the State by December 31, 2002. The new assessed valuations are not in place, so old assessed valuations will be used and modified after the new valuations are in place. Mr. Lindsay noted that staff will probably be updating these figures in February. The request is for TIF replacement in four Economic Development Areas or Urban Renewal Areas from which the Redevelopment Commission already collect funds. The total amount is $300,616. Mr. Fletcher noted that these worksheets will go to City Council and they have the ability to change it. City Council could reduce the amount or not allow the Commission to collect it at all. Motion to approve by Ms. Frazier; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

Resolution 2002-63
Approving and awarding a contract for soil boring and testing on Bowser Parcel B
Mr. Berndt stated that there will be eight (8) borings on the site to investigate the density, water table, etc. to help decide if the building foundations can be supported by the soils. Four bids were received. Materials Inspecting and Testing, Inc. had the lowest and best bid at $1,450.00. Mr. Lindsay noted that Materials Inspecting and Testing did the work at Summit Industrial Park II. The formal report should be completed within a month. Mr. Berndt stated that the cost and risk of the housing has not been resolved, and All-American Homes has not determined how long they can afford to "sit on their money" before the development takes off. All-American Homes reduced the cost of the homes to approximately $50,000, plus the costs of finishing the house. Motion to approve by Ms. Frazier; seconded by Mr. Sullivan. Motion carried unanimously without further discussion.

OLD BUSINESS
Mr. Fletcher reminded the Commission of an agreement with Partnership Equities to reimburse them $147,000 for public infrastructure relocations for Bowser A. Mr. Berndt stated that not all the work is completed. Mr. Fletcher noted that Partnership Equities contractor dug and loaded all the material. Martin's contract was for hauling dirt out and hauling in fill. The contract states that we will reimburse Partnership Equities. Mr. Wernet stated that once Partnership Equities certifies that the work is completed and that the funds are being used to make contractual payments to subcontractors, that

would qualify as a reimbursable. Mr. Wernet would like to see invoices from the Wallick Group or Phoenix Manor for the reimbursables.

Mr. Lindsay reminded the Commissioners of the Special Meeting in Room 128 on December 23 for the Public Hearing and the Confirmatory Resolution on NorthRiver.

ADJOURNMENT
Motion to adjourn by Mr. Sullivan; seconded by Ms. Frazier. Meeting adjourned.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted January 21, 2003

FORT WAYNE REDEVELOPMENT COMMISSION
Public Hearing Minutes
December 23, 2002

TIME: 11:00 a.m.

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. Guerin called the meeting to order at 11:20 a.m.

ROLL CALL:
Steven McElhoe
Christopher Guerin
Jack Scott
Elisia Frazier

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Joanne Reising, Administrative Assistant

COUNSEL PRESENT: John Wernet

OTHERS PRESENT:
Allen Lauer, Sr., Bloomingdale Neighborhood Assoc.
Jean Mendenhall, Bloomingdale Neighborhood Assoc.
Tom Smith, Common Council of City of Fort Wayne
Jean Lauer, Bloomingdale Neighborhood Association

Resolution 2002-64
Confirmatory Resolution for the NorthRiver Urban Renewal Area

Those speaking for the passage of the Confirmatory Resolution for the NorthRiver Urban Renewal Area

Jim Lindsay – Fort Wayne Redevelopment Commission staff. Mr. Lindsay asked that his comments from the 18 November 2002 Redevelopment Commission meeting concerning the Declaratory Resolution be incorporated into this record. He noted that the Declaratory Resolution was passed at the 18 November 2002 and at that time OmniSource, the owners of the property, submitted a letter in favor of the establishment of the Urban Renewal Area. He noted the boundaries of the proposed Urban Renewal Area. Mr. Lindsay stated that the Urban Renewal plan was submitted to the City Plan Commission on 25 November 2002 and they agreed that the plan was in general conformity with the plan for development of the City of Fort Wayne. Common Council of the City of Fort Wayne approved of the Declaratory Resolution on 25 November 2002. This Confirmatory Resolution, if passed, will establish the Urban Renewal Area and enables the Commission to use its powers to implement the development plan as outlined in the Urban Renewal Plan. A mixed-use development is envisioned by the plan to contain residential, commercial and a business campus area, as well as improve transportation linkages into the surrounding areas. The long-term goal is to enhance the residential area to the west. There is one acquisition to be completed; it is estimated that the cost of the railway tract owned by Consolidated Railway will be $1,0000.00. Mr. Lindsay reiterated the Findings of Fact included in the Urban Renewal Plan.

Allen Lauer, Sr. (Vice President, Bloomingdale Neighborhood Association). Mr. Lauer noted that the comments of the businesses along the Wells Street corridor are very favorable and the Neighborhood Association wants to work closely with the Redevelopment Commission during the project to keep the neighborhood appraised of developments as they occur. Mr. Lauer submitted a letter (Exhibit A) that outlined the Neighborhood Association's support of the project and a listing of concerns for the redevelopment area.

Jean Mendenhall (former President of Bloomingdale Neighborhood Association). Ms. Mendenhall stated that she has seen the decline of the area and has been working for the past eight (8) years to help cleanup the neighborhood. She stated her concern about

the area adjourning the redevelopment area and asked that the Commission to consider financial assistance for that area. She stated that when one neighbor revives his property, other neighbors clean up their property also. She noted that Councilman Henry allocated some CEDIT funds for sidewalk renovation in the 1400 and 1500 blocks of North Harrison and the association is appreciative of those funds and would like to see more infrastructure improvements in the area.

Tom Smith (City Councilman) Mr. Smith affirmed his support of the project and noted that it "really pays homage to downtown" and will renew a blighted area. He stated his hopes that the project will increase the property values of the land surrounding the NorthRiver area and the Wells Street corridor. Mr. Smith noted that he feels this project is a lynch pin to larger development of the Downtown and near Downtown area.

Jean Lauer (resident, Bloomingdale neighborhood) – Ms. Lauer stated that the neighborhood association has been trying to upgrade the zoning of the residential areas to stop some of the increasing rental housing and apartments and asked if assistance through the process was available.

Those speaking against the passage of the Confirmatory Resolution for the NorthRiver Urban Renewal Area
Mr. McElhoe asked three times if there was anyone who would like to speak against the passage of the NorthRiver Urban Renewal Plan. There was no one present to speak against the passage.

Motion to adjourn the public hearing at 11:40 a.m. by Mr. Guerin; seconded by Reverend Scott. Meeting adjourned.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted January 21, 2003

Allen R. Lauer, Sr., Vice President
Bloomingdale Neighborhood Association
2125 Meridian Street
Ft Wayne IN 46808-2413
260-422-7925

December 18, 2002

Ft Wayne Redevelopment Commission
1 Main Street Room 840
Ft Wayne IN 46802-1804

Dear Commissioners

On behalf of the Bloomingdale Association, I thank you for being willing to be a partner in the redevelopment of this property known as the "North River Urban Renewal Area."

I thank the commission for holding this public hearing to get input from citizens.

I would like to suggest the following information be made part of the commissions redevelopment package:

A. City officials, the developer and owners of this property be willing to come to an association meeting to keep us apprised on the progress of this project till completion of the project

B. The owner(s) of the property disclose all soil test results completed on this land for the past 5 years

C. All toxic materials be removed prior to any development on the land

D. Sixth Street may be the most reasonable choice of running thru and connecting the property to Clinton Street

E. What is the future the old Pennsylvania Railroad building located on the west side of Clinton Street

F. A project labor agreement be consummated with local building trade unions

G. Local skilled trades employees be hired to work on the project

H. Contact persons established to contact whenever any questions need to be answered during the period of time the project is being worked on.

Thank you very much for allowing me to express my concerns and desires for the redevelopment of this property.

Sincerely yours

Allen R. Lauer, Sr.

ALLEN R. LAUER, SR., VICE PRESIDENT
BLOOMINGDALE NEIGHBORHOOD ASSOCIATION

Exhibit A

FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
December 23, 2002

TIME: Immediately following Public Hearing

PLACE: City County Building – Room 128

CALL TO ORDER: Mr. McElhoe called the meeting to order at 11:41 a.m.

ROLL CALL:
Steve McElhoe
Christopher Guerin
Jack Scott
Elisia Frazier

STAFF PRESENT:
Ronald R. Fletcher, Executive Director
James C. Lindsay, Redevelopment Specialist
Julie Sanchez, Redevelopment Specialist
Joanne Reising, Administrative Assistance

COUNSEL PRESENT: John Wernet

OTHERS PRESENT: None

NEW BUSINESS

Resolution 2002-64
Confirmatory Resolution for the NorthRiver Urban Renewal Area
Mr. Fletcher noted that all processes prescribed by Indiana Law have been met. The staff recommendation is the approval the Confirmatory Resolution. Mr. Wernet noted that the first procedural matter would be a motion to adopt the Findings of Fact (Exhibit B) and then a motion to adopt the Resolution. Motion to adopt the Findings of Fact for the NorthRiver Urban Renewal Area by Ms. Frazier; seconded by Reverend Scott. Motion carried unanimously without further discussion. Motion to approve the Confirmatory Resolution by Ms. Frazier; seconded by Mr. Guerin. Motion carried unanimously without further discussion.

Resolution 2002-65
Confirmatory Resolution for the Tillman Anthony Redevelopment Area
Mr. Fletcher noted that this Confirmatory Resolution has been delayed, but now needs to be confirmed or rescinded prior to 1 January 2003 because of the State tax restructuring. He noted that there was a remonstrance filed during the public hearing concerning property owned by Mall Development Company. Staff's recommendation is to excluded those properties owned by Mall Development Company from the Urban Renewal Area and acquisition so that there will be a "clean" Confirmatory Resolution. Mr. Wernet concurred with that recommendation. Mr. Fletcher noted on the maps the allocation area, acquisition area and the property owned by Mall Development Company. He reminded the Commissioners of the housing development approved west of the actual mall property. If the resolution is confirmed and filed, the process would be to have the property appraisals refreshed so the acquisition could begin. When money is available, the Redevelopment Commission will establish the value by using the average of the two appraisals then make an offer to purchase. Mr. Fletcher noted that he has been in contact with Mr. Wichard and Mr. Bakul Modi, owners of the mall property. The appraisals that have been completed are well below the amount at which the owners want to sell the property. The Commission will need commitments from a developer before any acquisitions can be completed. The acquisition costs are estimated to be approximately $3 million. If the Commissioners decide to approve the resolution, Mr. Wernet suggested a motion to adopt the Findings of Fact before adopting the Confirmatory Resolution. Motion to approve the Findings of Fact (Exhibit A) by Mr. Guerin; seconded by Ms. Frazier. Motion to approve Confirmatory Resolution by Reverend Scott; seconded by Ms. Frazier. Motion carried without further discussion.

Resolution 2002-66
Approving utility relocation costs for the Grand Wayne Center expansion project
Mr. Fletcher noted that the utility relocation costs are approximately $499,860. He has met with representatives of AEP in an attempt to lower the costs. Mr. McElhoe noted

that amount stated on the resolution should be a "not to exceed" amount. Mr. Fletcher noted that AEP stated that if the Commission can demonstrate that this is a public facility project, then they might consider reducing the cost. Mr. Gilmore Haynie, Board Member of the Grand Wayne Center, is investigating how to validate that it is a public facility project. Motion to approve with the stipulation that $499,860 is a "not to exceed' figure by Mr. Guerin; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-67
Approving the payment of expenses pursuant to mediation of condemnation proceedings against owners of real estate contained in the Civic Center Urban Renewal Area, Amendment X
Mr. Fletcher stated that this payment is for mediation on the property owned by Joe Christoff, et.al. and delineated the separate costs. Motion to approve by Ms. Frazier; seconded by Reverend Scott. Motion carried unanimously without further discussion.

Resolution 2002-68
Approving a proposal from HNTB for construction drawings and related professional services for the Streetscape Plan for the Grand Wayne Center
Mr. Fletcher noted that the streetscape design needs to be complete before construction begins on the Grand Wayne Center. Mr. Fletcher has asked HNTB to submit a scope of services to accelerate their timing for doing the streetscape plan, especially around the Grand Wayne Center, so all those plans can be coordinated with the Grand Wayne Center architectural and engineering group. The design drawings that have been submitted need to be updated. The Grand Wayne Center will review all of the streetscape design and coordinate it with their construction and determine its impact. The Grand Wayne Center streetscape will be the basis for the whole Downtown streetscape plan. The cost of the streetscape project will be approximately $1.8 million; the HNTB costs are approximately 8% of the total. The Grand Wayne Center is paying their architects approximately 9% and they thought that 8% is a reasonable percentage. Staff recommendation is to accept the proposal at $141,550, which will be paid by the bond issue. HNTB will do a base design for the Downtown that includes the ability to add layers as monies become available. Mr. Fletcher feels the Grand Wayne Center should contribute approximately $500,000 for sidewalks and landscaping. At this time they have contributed $200,000. ISTEA and federal money can be used for some of the project if it is capitalized appropriately. Preliminary designs show a water feature on the north façade of the building as part of the streetscape design. Mr. Guerin noted that the library is doing a design for their plaza and Mr. Fletcher stated that the City of Fort Wayne will review those plans and will be able to coordinate it with the Grand Wayne Center and also have some input into the process. Motion to approve by Reverend Scott; seconded by Ms. Frazier. Motion carried unanimously without further discussion.

Other Business
The January meeting of the Redevelopment Commission will be held on 21 January 2003 instead of 20 January because of the Martin Luther King Jr. Holiday.

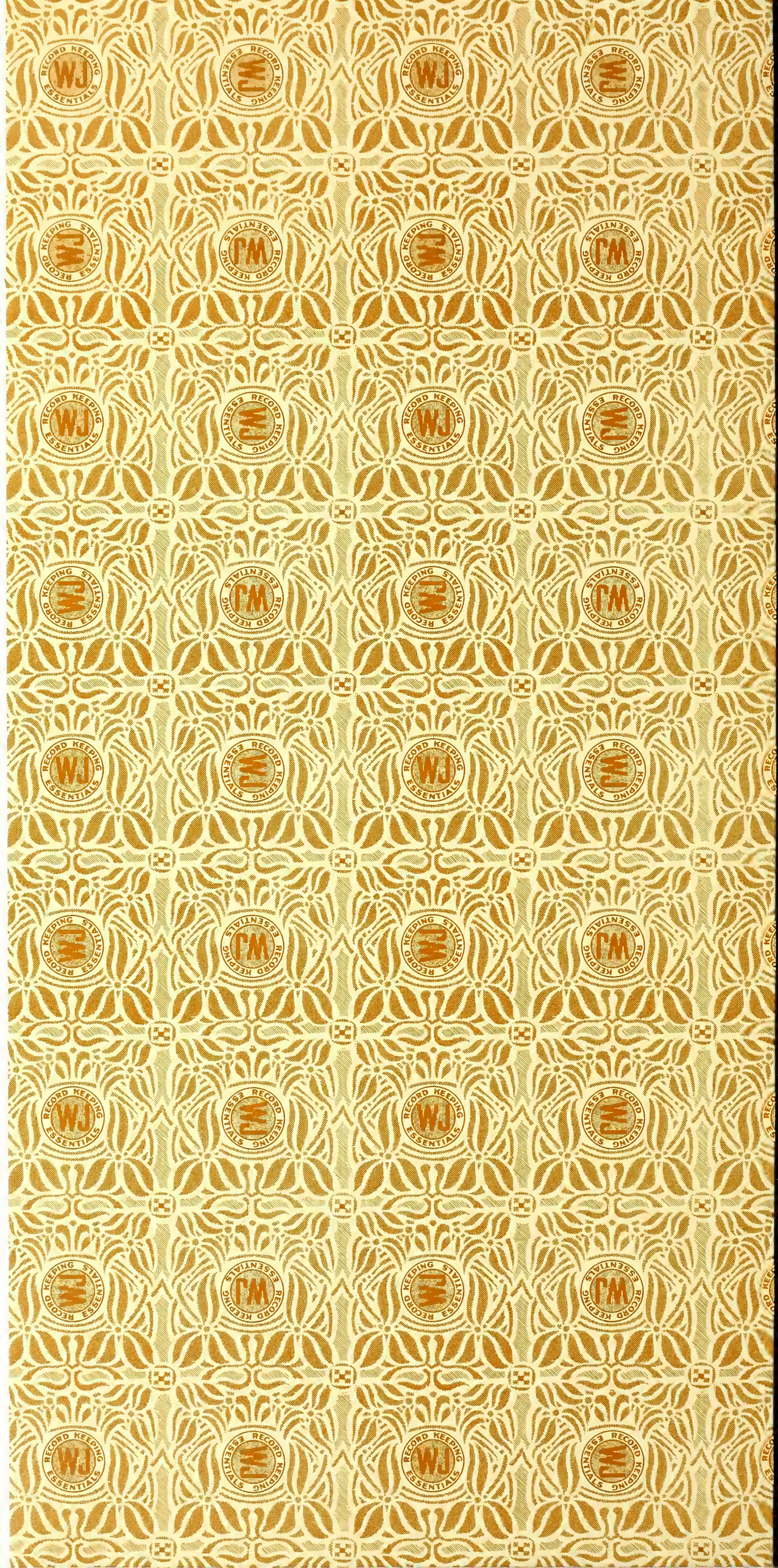
Mr. McElhoe noted that the citizen input from the public hearing would need to be addressed at a future meeting.

ADJOURNMENT
Motion to adjourn by Ms. Frazier; seconded by Mr. Guerin. Meeting adjourned at 12:40 p.m.

Fort Wayne Redevelopment Commission

Christopher Guerin, Secretary

Adopted January 21, 2002


RECORD KEEPING
WJ
ESSENTIALS

TO LOCK PERMANENTLY

Push down spur with a blunt instrument.